

TITLE REPORT

C/R/S

ERI-US 0006

Connectivity Corridor

PARCEL

39-00054.000

PID

116570

☒ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☐ UPDATE
INSTRUCTION:

- (1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.
- (2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) FEE OR OTHER PRIMARY OWNERS

Name	Marital Status (Spouse's Name)	Interest
Donald Pokorny and Ann Pokorny, husband and wife	Married	Fee
Mailing Address: 711 Mariner Village Huron, Ohio 44839		
Phone Number: 419-433-5246		
Property Address: Cleveland Road Huron, Ohio 44839		

(2) BRIEF DESCRIPTION OF SUBJECT PREMISES

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Parcel 1: Situated in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...containing 37.16 acres less exceptions... (cannot determine the exact acreage).

Parcel 2: Situated in Original lots numbers twenty-four (24) and twenty-five (25) in section number three (3) and original lot number thirty (30), in section number two (2), all in Huron Township, Erie County Ohio, and being a strip of land sixteen and one-half feet (16.5) feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road.

Title acquired by: Instrument 200502122, filed 2-22-2005 (Parcel 1) and Instrument 200502123, filed 2-22-2005 (Parcel 2)

APN 39-00054.000

5.880 acres per Tax Card

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
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None found of record

(3-B) LEASES

Name & Address	Commercial/Residential	Term
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None found of record

(3-C) EASEMENTS

Name & Address	Type
Fred W. Willgrube to Ohio Edison Company No address given	Electric Transmission Line

Recorded in Deed Book Volume 275, Page 75, filed 10-22-1956

Cannot determine if in Take Area

Fred W. Willgrube to
State of Ohio
No address given

Easement for Highway
Purposes (Parcel 267-LA, 267-
A, 267)

Recorded in Deed Book Volume 308, Page 28, filed 3-18-1960

Cannot determine if in Take Area

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

None found of record

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Erie Township: Huron School District: Huron CSD

AUD. PAR. NO(S)	Land	Building	Total	Taxes
39-00054.000	<u>\$386,250</u>	<u>\$0.00</u>	<u>\$386,250</u>	<u>\$3,932.90 per half</u>

1st half 2022: PAID
2nd half 2022: PAID
100% Values Shown

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: ☐ No: ☒
Comments:

N/A

This Title Report covers the time period from 3-30-1903 to 10-20-2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 39-00054.000 and presently standing in the name of Donald Pokorny and Ann Pokorny, husband and wife as the same are entered upon the several public records of Erie County, Ohio.

Date & Time 10-20-2023 @ 7:59 AM (am/pm)

Signed *Dick Schorr*

Print Name Dick Schorr
O. R. Colan Associates

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) _____ and presently standing in the name of _____ as the same are entered upon the several public records of Erie County, Ohio.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00054.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Robert Schoen, married	Donald Pokorny and Ann Pokorny, husband and wife	2-17-2005	2-22-2005 at 2:30 PM	Inst. 200502123	Exempt	Quit Claim Deed
All dower rights released		Situating in Original lots numbers twenty-four (24) and twenty-five (25) in section number three (3) and original lot number thirty (30), in section number two (2), all in Huron Township, Erie County Ohio, and being a strip of land sixteen and one-half feet (16.5) feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road.				
Fee	Fee					
Robert Schoen, married	Donald Pokorny and Ann Pokorny, husband and wife	2-17-2005	2-22-2005 at 2:29 PM	Inst. 200502122	\$524.87	Warranty Deed with Survivorship rights
All dower rights released		Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...containing 37.16 acres less exceptions... (cannot determine the exact acreage).				
Fee	Fee					
National City Bank, Columbus, fka BancOhio National Bank, N/A	Robert Schoen	5-18-1993	5-24-1993 at 2:52 PM	OR 116, Page 822	\$102.00	Limited Warranty Deed
		Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...containing 37.16 acres less exceptions... (cannot determine the exact acreage).				
Fee	Fee					

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00054.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
John E. Magnuson, Erie County Sheriff, RE: Case #46676, Hancock Savings & Loan Co., Plaintiff vs Bay-Con Corporation et.al., Defendant Fee	BancOhio National Bank Fee	1-22-1987	1-23-1987 at 10:20 AM	DB 531, Page 1111	Exempt	Deed on Decree or Order of Sale
		Situated in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...containing 37.16 acres less exceptions...(cannot determine the exact acreage).				
W.H. Blausey, Inc., an Ohio corporation Fee	Bay Construction, Inc., an Ohio corporation Fee	1-3-1969	1-31-1969 at 3:27 PM	DB 389, Page 788	Exempt	Warranty Deed
		Situated in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...containing 37.16 acres less exceptions...(cannot determine the exact acreage).				
Fred W. Willgrube, unmarried Fee	W.H. Blausey, Inc., an Ohio corporation Fee	1-27-1961	2-2-1961 at 3:15 PM	DB 315, Page 517	\$33.00 Stamps	Warranty Deed
		Situated in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...containing 37.16 acres less exceptions...(cannot determine the exact acreage).				
Rosemary E. Jenkins, Administratrix with the Will Annexed of the Estate of Lena E. O'Dell, deceased Fee	Fred W. Willgrube Fee	5-24-1955	6-3-1955 at 3:29 PM	DB 260, Page 360	\$18.70 Stamps	Administrator's Deed
		Situated in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...containing 37.16 acres less exceptions...(cannot determine the exact acreage).				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00054.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
John R. Py, Administrator for the Estate of Glenn O'Dell, deceased Und. ½ Int.	Lena E. O'Dell, surviving spouse Und. 1/2 Int.	12-3-1954	12-6-1954 at 2:21 PM	DB 255, Page 252	Exempt	Certificate of Transfer
		Situating in the Huron Township Erie County, Ohio and known as being 17.96 acres in Lot #24, section 3, 0.78 acres in Lot #25, section 3, and 17.92 acres in Lot #30, Section 2, or a total of 36.66 acres more or less Note: Legal Description contains three parcels of which the Subject Tract being Parcel 1.				
Glenn O'Dell, Executor of the Estate of Sophia H. O'Dell, deceased Und. ½ Int.	Glenn O'Dell, husband, life estate; Carl Heimburger, brother, 3/18th; Lena Heimburger, sister, 6/18th; Florence B. Michel, niece, 3/18 th ; Carl Koehler, nephew, 1/18 th ; Edith Washburn, niece, 2/18 th ; Dorothy Washburn, niece, 2/18 th ; Walter Washburn, nephew, 1/18 th Und. ½ Int.	1-2-1942	4-30-1942 at 3:53 PM	DB 170, Page 174	Exempt	Certificate of Transfer
		Legal Description contains 8 parcels of which the Subject Tract being Parcel 3 described as Lot #24 Section 2, Huron Township Lot #25 Section 2, Huron Township Lot #30 Section 2 (3) Huron Township				
Adam Miller, married All dower rights released Fee	Glenn O'Dell and wife Sophia O'Dell Fee	1-24-1910	1-24-1910 at 3:40 PM	DB 85, Page 238	N/A	Warranty Deed
		Situating in the Township of Huron, Erie County, Ohio: being that part of Lot 30 in Section 2 and that part of Lots 24 and 25...containing in all 36 acres. Note: Legal Description contains two parcels of which the Subject Tract being Parcel 2. Partial Root for APN 39-00054.000				
W.H. Blausey, Inc., an Ohio corporation Fee	Bay Construction, Inc., an Ohio corporation Fee	1-3-1969	1-31-1969 at 3:28 PM	DB 389, Page 790	Exempt	Quit Claim Deed
		Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00054.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Fred W. Willgrube, unmarried	W.H. Blausey, Inc., an Ohio corporation	1-27-1961	2-2-1961 at 3:15 PM	DB 315, Page 520	Exempt	Quit Claim Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				
Ohio Edison Company, an Ohio corporation	Fred W. Willgrube	9-19-1956	10-22-1956 at 11:18 AM	DB 275, Page 73	Exempt	Quit Claim Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				
The Toledo Edison Company, an Ohio corporation	Ohio Edison Company, an Ohio corporation	10-31-1955	10-31-1955 at 3:10 PM	DB 265, Page 184	Exempt	Quit Claim Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				
Harry Rimelspach, acting as Trustee for The Lake Shore Electric Railway Company	The Toledo Edison Company, an Ohio corporation	5-31-1938	7-26-1938 at 1:38 PM	DB 159, Page 353	Exempt	Quit Claim Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00054.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Lizzie Bonnett (being the daughter and only heir of Christina Brown, deceased) and D.A. Bonnett, her husband All dower rights released Fee	Harry Rimelspach, Trustee Fee	5-1-1934	7-26-1938 at 1:38 PM	DB 159, Page 352	Exempt	Quit Claim Deed
		Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				
Christina Brown, widow Fee	The Lake Shore Electric Railway Company Fee	3-30-1903	5-4-1903 at 2:15 PM	DB 75, Page 227	N/A	Warranty Deed
		Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				
		Partial Root for APN 39-00054.000				
Frank Hockeimer and Emma Hockeimer, his wife Fee	The Sandusky and Interurban Electric Railway Company Fee	1-27-1903	3-30-1903 at 3:30 PM	DB 72, Page 528	N/A	Contract for Right of Way
		Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), ...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				
		Partial Root for APN 39-00054.000				

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That ROBERT SCHOEN, married,

the Grantor,

who claims title through a document recorded at Volume 389, Page 790, Erie County Recorder's Office, for valuable consideration received to his full satisfaction of

DONALD POKORNY and ANN POKORNY, husband and wife,

the Grantees,

whose Tax Mailing Address will be:

does give, grant, bargain, sell, and convey unto the Grantees, for their joint lives, the remainder to the survivor of the Grantees, and to the survivor's heirs and assigns the following described real estate (herein called the "Premises"):

SEE ATTACHED EXHIBIT A

To have and to hold the above-granted and bargained Premises, with the appurtenances thereunto belonging, unto the Grantees for their joint lives, the remainder to the survivor of the Grantees, and to the survivor's heirs and assigns, so that neither the Grantor, nor his heirs, and assigns, nor any other person or entity claiming title through or under them shall hereafter claim or demand any right or title to the Premises or any part thereof; but they shall be excluded and forever barred.

And for valuable consideration, HELEN M. SCHOEN (herein "Spouse") does hereby release and forever quitclaim unto the Grantees, their heirs, and assigns all her right and expectancy of Dower in the Premises.

PP
FR DE SC
PR SC

MICROFILMED
SCANNED

IN WITNESS WHEREOF, the Grantor and Spouse have set their hands hereto this
February 17, 2005.

Robert Schoen
Robert Schoen

Helen M. Schoen
Helen M. Schoen, Releasing Dower

STATE OF OHIO)
) SS:
COUNTY OF ERIE)

BEFORE ME, a Notary Public in and for said county and state, personally appeared the above-named Robert Schoen and Helen M. Schoen, who acknowledged that they signed the foregoing instrument and that the same was their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio this February 17, 2005.

Kim M. Howard
Notary Public



KIM M. HOWARD
Notary Public
State of Ohio
My Commission
Expires 4-7-09

This instrument prepared by:
Gerhard R. Gross
GROSS & GROSS
A Legal Professional Association
231 West Washington Row
Sandusky, Ohio 44870
419.609.5000

EXHIBIT A

ERIE COUNTY OHIO RECORDER
RN 200502123 Page 3 of 3

Situated in original lots numbers twenty-four (24) and twenty-five (25) in section number three (3) and original lot number thirty (30), in section number two (2), all in Huron Township, Erie County Ohio, and being a strip of land sixteen and one-half (16.50) feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road and extending easterly from the east line of the land conveyed by the Toledo Edison Company to Andrew and Ethelyn Schenk, by deed dated October 17, 1949, and recorded in Volume 212 of Deeds pages 476 and 477, Erie County, Ohio records, to the west line of the land conveyed by Rosemary E. Jenkins, Administratrix of the Estate of Lena E. O'Dell, deceased, to Melvin C. and Dorothy Reinhard, by deed recorded in Volume 269 of Deeds, Page 246, Erie County, Ohio records; subject, however, to all legal highways, easements, zoning ordinances and restrictions of record, if any.

Being a part of the former right of way of The Lake Shore Electric Railway Company and as conveyed to The Sandusky & Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company by Frank and Emma Hockeimer and Christina Brown, by deeds recorded respectively in Volume 72 of Deeds, Page 528 and Volume 75 of Deeds, page 227, Erie County, Ohio records.

TRANSFER NOT NECESSARY

Feb. 22, 2005
Jeff T. Hammond
ERIE COUNTY AUDITOR

This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the Revised Code.	
FEE: \$	
EXEMPT: \$	
R. E. TRANSFER: \$	
JUDITH T. HAMMOND Erie County Auditor	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That ROBERT SCHOEN, married,

the Grantor,

who claims title through a document recorded at O.R. Book 116, Page 822, Erie County Recorder's Office, for valuable consideration received to his full satisfaction of

DONALD POKORNY and ANN POKORNY, husband and wife,

the Grantees,

whose Tax Mailing Address will be:

does give, grant, bargain, sell, and convey unto the Grantees, for their joint lives, the remainder to the survivor of the Grantees, and to the survivor's heirs and assigns the following described real estate (herein called the "Premises"):

SEE ATTACHED EXHIBIT A

To have and to hold the above-granted and bargained Premises, with the appurtenances thereunto belonging, unto the Grantees for their joint lives, the remainder to the survivor of the Grantees, and to the survivor's heirs and assigns, forever. And the Grantor does for himself, his heirs, and assigns covenant with the Grantees, their heirs, and assigns that he is well seized of the Premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in the manner and form as above written; and that the same are free and clear from all encumbrances, whatsoever, except taxes and assessments that are a lien but are not yet due and payable, and except zoning restrictions, easements, restrictions, conditions, and covenants of record, and except mortgages of record, if any, recorded prior to the date hereof, and that he will warrant and defend the Premises with the appurtenances thereunto belonging, unto the Grantees, their heirs, and assigns, forever, against all lawful claims and demands whatsoever, except those noted above.

And for valuable consideration, HELEN M. SCHOEN (herein "Spouse") does hereby release and forever quit-claim unto the Grantees, their heirs, and assigns all her right and expectancy of Dower in the Premises.

MICROFILMED
SCANNED

PP
NR
DE
PR
SC

IN WITNESS WHEREOF, the Grantor and Spouse have set their hands hereto this
February 17, 2005.

Robert Schoen
Robert Schoen

Helen M. Schoen
Helen M. Schoen, Releasing Dower

STATE OF OHIO)
) SS:
COUNTY OF ERIE)

BEFORE ME, a Notary Public in and for said county and state, personally appeared the above-named Robert Schoen and Helen M. Schoen, who acknowledged that they signed the foregoing instrument and that the same was their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio this February 17, 2005.

Kim M. Howard
Notary Public



KIM M. HOWARD
Notary Public
State of Ohio
My Commission
Expires 4-7-08

This instrument prepared by:
Gerhard R. Gross
GROSS & GROSS
A Legal Professional Association
231 West Washington Row
Sandusky, Ohio 44870
419.609.5000

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the
Ohio Administrative Code only. No Field
Verifications for Accuracy made.

In-finc
Erie County Engineer 2/22/05

James T. Hammond
2/22/05
ERIE COUNTY AUDITOR
Fee \$ 0.00

This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the Revised Code.	
FEE: \$	524.87
EXEMPT: \$	
R. E. TRANSFER: \$	1574.61
JAMES T. HAMMOND Erie County Auditor	
TF	

Situated in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2) and all bounded and described as follows: On the north by the centerline of the Cleveland Sandusky Road, so-called (as originally established 40 feet in width); on the east by the west line of the land conveyed to Clarence G. Isaac by deed dated May 18, 1940 and recorded in Volume 164 of Deeds, Page 177, Erie County Ohio Records; on the south by the northerly line of the right of way of the New York, Central Railroad Company and on the west by the east line of the land conveyed to Andrew J. Schenck and Ethelyn E. Schenk by deed dated August 17, 1949 and recorded in Volume 211 of Deeds, Page 88, Erie County Ohio Records, containing 37.16 acres more or less.

EXCEPTING THEREFROM that part thereof bounded and described as follows: Beginning at the intersection of the centerline of the Cleveland-Sandusky Road, so-called (as originally established 40 feet in width) and the west line of the Boss Road, so-called; running thence North 72 deg. 35' west along said centerline of the Cleveland-Sandusky Road, a distance of 447.69 feet; thence South 0 deg. 33'20" east a distance of 243.83 feet to an iron pin; thence North 89 deg. 35' east, a distance of 122.58 feet to an iron pin; thence South 1 deg. 37'30" east a distance of 25.30 feet to an iron pin; thence South 89 deg. 17'50" east, a distance of 312.75 feet to an iron pin in the west line of the Boss Road; thence North 0 deg. 30' west along the west line of the Boss Road, a distance of 138.13 feet to the place of beginning, containing 1.9163 acres more or less, containing exclusive of said exception, 35.2437 acres more or less, but subject to all legal highways.

EXCEPTING FROM the above described premises, a strip of land 16.5 feet in width along the southerly line of the Cleveland-Sandusky Road, heretofore conveyed to the Sandusky and Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company by deeds dated January 27, 1903 and March 30, 1903 and recorded respectively in Volume 72 of Deeds, Page 528 and in Volume 75 of Deeds, Page 227, Erie County Ohio Records, containing .7300 acres more or less.

ALSO EXCEPTING FROM the above described premises, those portions thereof, conveyed by Fred W. Willgrube to the State of Ohio as a perpetual easement and right of way for public highway and road purposes by instruments recorded in Volume 308, Page 28, Volume 308, Page 29 and Volume 308, Page 30, respectively, Erie County Ohio Deed Records, containing 11.9600 acres more or less.

ALSO EXCEPTING THEREFROM that part thereof conveyed to Huron Econo Lodge Limited Partnership by deed recorded in Deed Volume 537, Page 578 Erie County Ohio Records and further described as follows: Being a parcel of land located in part of Original Lot 24, Section 3 and part of Original Lot 30, Section 2 all in Huron Township Erie County Ohio and being more particularly described as follows: Beginning at a point in the centerline of the Cleveland-Sandusky Road as originally established 40 feet in width, North 75 deg. 22'25" west, a distance of 235.46 feet from the west line of Boss

Road (so-called), said point being the most northerly corner of land now or formerly by Frances M. Bennett and Mary L. Bennett as recorded in Volume 394, Page 729 of the Erie County Deed Records; thence continuing North 75 deg. 22'25" west along said centerline, a distance of 342.84 feet to the principal place of beginning for this description;

1. Thence South 14 deg. 37'35" west, a distance of 382.84 feet to a point on the northerly right of way line of State Route 2, as recorded in Volume 308, Page 29 and 30 of the Erie County Deed Records said line having passed through 1/2" iron pins set 36.50 feet and 381.42 feet from the place of beginning.
2. Thence North 83 deg. 58'25" west along the northerly right of way line of State Route 2, a distance of 398.67 feet to a 1/2" iron pin previously set;
3. Thence North 86 deg. 30'35" west continuing along the northerly right of way line of State Route 2, a distance of 6.80 feet to a 1/2" iron pin previously set;
4. Thence North 14 deg. 37'35" east, a distance of 443.77 feet to the centerline of the Cleveland-Sandusky Road said line having passed through a 1/2" iron pin previously set 36.50 feet from said centerline;
5. Thence South 75 deg. 22'25" east along the centerline of the Cleveland-Sandusky Road, a distance of 400.86 feet to the principal place of beginning and containing 3.8020 acres of land of which 3.42 acres are located in Original Lot 24 and 0.38 acres are located in Original Lot 30, but subject to all legal highways.

ALSO EXCEPTING THEREFROM that part thereof conveyed to Gregory L. Hill by deed recorded in Deed Volume 545, Page 931 Erie County Ohio Records and further described as follows: Being a parcel of land located in part of Original Lot 24, Section 3, and part of Original Lot 30, Section 2 all in Huron Township, Erie County Ohio and being more particularly described as follows: Beginning at a 1/2" iron pin set in the centerline of Boss Road where the same intersects the northeasterly line of the Conrail right of way;

1. Thence North 59 deg. 49'33" west along the northerly line of the Conrail right of way a distance of 1303.54 feet to a 1/2" iron pin set on the southerly right of way line of State Route 2, 175.00 feet right of station 1009+17.85 as now or formerly owned by The State of Ohio as recorded in Volume 308, Pages 29 and 30 of the Erie County Deed Records;
2. Thence South 89 deg. 20'57" east along the southerly right of way line of said State Route 2, a distance of 476.06 feet to a 1/2" iron pin set, 155.00 feet right of station 1014+00;
3. Thence South 82 deg. 28'55" east continuing along the southerly right of way line of State Route 2, a distance of 592.12 feet to a 1/2" iron pin set, 175.00 feet right of station 1020+00;
4. Thence South 84 deg. 43'30" east continuing along the southerly right of way line of State Route 2, a distance of 318.55 feet to a 1/2" iron pin set, 161.33 feet right of station 1023+22.58;
5. Thence South 28 deg. 49'56" west, a distance of 261.17 feet to a 1/2" iron pin set, 405.86 feet right of station 1022+28.68;
6. Thence South 61 deg. 08'58" east a distance of 60.00 feet to a 1/2" iron pin set, 427.03 feet right of station 1022+86.78;
7. Thence North 42 deg. 51'27" east, a distance of 153.72 feet to a 1/2" iron pin set on the

westerly line of lands now or formerly owned by Kokosing Construction Company Inc. as recorded in Volume 526, Page 1010 of the Erie County Deed Records;

8. Thence South 03 deg. 13'01" east along the westerly line of lands now or formerly owned by said Kokosing Construction Co. Inc., a distance of 583.34 feet to a 1/2" iron pin set on the northeasterly line of said Conrail right of way;

9. Thence North 59 deg. 49'33" west along the northerly line of said Conrail right of way, a distance of 366.95 feet to the place of beginning and containing 11.6452 acres of land of which approximately 3.56 acres are located in Original Lot 24, Section 3 and approximately 8.09 acres are in Original Lot 30, Section 2 but subject to all legal highways.

ALSO EXCEPTING THEREFROM conveyed to Gregory L. Hill by deed recorded in Deed Volume 548, Page 734, Erie County Ohio Records and further described as follows: Being a parcel of land located in part of Original Lot 24, Section 3 and part of Original Lot 30, Section 2 all in Huron Township, Erie County Ohio and being more particularly described as follows: Beginning at a PK nail set in the centerline of the Cleveland-Sandusky Road as originally established, 40 feet in width, North 75 deg. 22'25" west a distance of 235.46 feet from a PK nail found in the west line of Boss Road (so-called) said point being the most northerly corner of land now or formerly by Frances M. Bennett and Mary L. Bennett, as recorded in Volume 394, Page 729 of the Erie County Deed Records;

1. Thence South 00 deg. 59'58" west along said Bennett's westerly line, a distance of 206.12 feet to a 1/2" iron pin previously set at said Bennett's southwesterly corner said line having passed through a 1/2" iron pin previously set 36.50 feet from said centerline;

2. Thence North 87 deg. 54'40" east along the southerly line of said Bennett's land and the southerly line of land now or formerly owned by William R. McConnell and Margaret M. Emmons as recorded in Volume 468, Page 795 of the Erie County Deed Records, a distance of 239.50 feet to a 1/2" iron pin previously set on the west line of Boss Road (so-called);

3. Thence South 03 deg. 17'23" east along the west line of Boss Road (so-called) a distance of 67.55 feet to a 1/2" iron pin previously set;

4. Thence South 58 deg. 52'28" west, a distance of 59.93 feet to a 1/2" iron pin previously set;

5. Thence South 03 deg. 13'40" east a distance of 53.59 feet to a 1/2" iron pin previously set on the northerly right of way line of State Route 2, as recorded in Volume 308, Pages 29 and 30 of the Erie County Deed Records;

6. Thence North 83 deg. 58'25" west along the northerly right of way line of State Route 2, a distance of 623.19 feet to a point;

7. Thence North 14 deg. 37'35" east along the easterly line of lands formerly owned by BancOhio National Bank as recorded in Volume 531, Pages 1111-1113 of the Erie County Deed Records, a distance of 382.84 feet to a PK nail set on the centerline of the Cleveland-Sandusky Road, said line having passed through a 1/2" iron pins set 36.50 feet and 381.42 feet from said centerline;

8. Thence South 75 deg. 22'25" east along said centerline, a distance of 342.84 feet to the principal place of beginning and containing 3.8020 acres of land of which 0.03 acres are located in Original Lot 24 and 3.77 acres are located in Original Lot 30, but subject to all

EXHIBIT "A" Cont.

ERIE COUNTY OHIO RECORDER
RN 200502122 Page 6 of 6

legal highways.

Property Address: Cleveland Road, Huron, OH 44839
Tax ID No.: 39-00054.000

Order No.: 600050010

0037354

BOOK 116 PAGE 822

LIMITED WARRANTY DEED
(Ohio Revised Code Section 5302.07)

NATIONAL CITY BANK, COLUMBUS, fka BANCOHIO NATIONAL BANK, a national banking association, of Franklin County, Columbus, Ohio, for valuable consideration paid, grants with limited warranty covenants to Robert Schoen, whose tax mailing address is 1649 N. Co. Rd. 29, Republic, Ohio 44867, the following real property:

Situated in the County of Erie, in the State of Ohio and in the Township of Huron:

See Exhibit A, consisting of four pages, which is attached hereto and incorporated herein by reference.

Prior Instrument Reference: Volume 531, Page 1111 of the Records of Erie County, Ohio.

Witness its hand this 18th day of May, 1993.

Signed and acknowledged
in the presence of:

NATIONAL CITY BANK, COLUMBUS

By: [Signature]
Thomas D. Peoples
Its: Vice President

Witness

C. L. Quaintance
(Print Name)

Witness

RONALD J. WEHNER
(Print Name)

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 18th day of MAY, 1993, by Thomas D. Peoples, the Vice President of National City Bank, Columbus, a national banking association, on behalf of the national banking association.

This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the revised code.	
SEE \$	<u>102.00</u>
DEPT	<u>204.00</u>
T.E. TRANSFER \$	<u>204.00</u>
JAMES W. McKEEN COUNTY AUDITOR	

Ronald J. Wehner
Notary Public



This instrument prepared by:

National City Bank, Columbus
Law Department
155 East Broad Street
Columbus, Ohio 43251

TD1148

APPROVED
0 Not 5/24/93
ERIE COUNTY ENGINEER

Handy BAY TITLE Agency, Inc.
PO Box 875
BANDOLINI, Ohio 44600
32631
SE

EXHIBIT A

Situated in the Township of Huron, County of Erie and State of Ohio: BOOK 116 PAGE 823

Being parts of Lot Nos. Twenty-four (24) and Twenty-five (25), in Section No. Three (3), and part of Lot No. Thirty (30), in Section No. Two (2), and all bounded and described as follows:

On the North by the centerline of the Cleveland Sandusky Road, so-called (as originally established 40 feet in width); on the East by the West line of the land conveyed to Clarence G. Isaac, by deed dated May 18, 1940 and recorded in Volume 164 of Deed, Page 177, Erie County, Ohio Records; on the South by the Northerly line of the right of way of the New York, Central Railroad Company, and on the West by the East line of the land conveyed to Andrew J. Schenck and Ethelyn E. Schenk, by deed dated August 17, 1949 and recorded in Volume 211 of Deeds, Page 88, Erie County, Ohio Records, containing 37.16 acres, more or less.

EXCEPTING THEREFROM, that part thereof, bounded and described as follows:

Beginning at the intersection of the centerline of the Cleveland-Sandusky Road, so-called, (as originally established 40 feet in width); and the West line of the Boss Road, so-called; running thence North $72^{\circ} 35'$ West, along said centerline of the Cleveland-Sandusky Road, a distance of 447.69 feet; thence South $0^{\circ} 33' 20''$ East, a distance of 243.83 feet to an iron pin;

Thence North $89^{\circ} 35'$ East, a distance 122.58 feet to an iron pin; thence South $1^{\circ} 37' 30''$ East, a distance of 25.30 feet to an iron pin; thence South $89^{\circ} 17' 50''$ East, a distance of 312.75 feet to an iron pin in the West line of the Boss Road; thence North $0^{\circ} 30'$ West, along the West Line of the Boss Road, a distance of 138.13 feet to the place of Beginning, containing 1.9163 acres, more or less.

Containing, exclusive of said exception, 35.2437 acres, more or less but subject to legal highways, easements, zoning ordinances and restrictions of record, if any.

EXCEPTING from the above described premises, a strip of land 16.5 feet in width, along the Southerly line of the Cleveland-Sandusky Road, heretofore conveyed to the Sandusky and Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company, by deeds dated January 27, 1903 and March 30, 1903 and recorded respectively in Volume 72 of Deeds, Page 528, and in Volume 75 of Deeds, Page 227, Erie County, Ohio Records. containing .7300 acres, more or less.

ALSO, EXCEPTING from the above described premises, those portions thereof, conveyed by Fred W. Willgrube to the State of Ohio, as a perpetual easement and right of way for public highway and road purposes, by instruments recorded in Volume 308, Page 28, Volume 308, Page 29, and Volume 308, Page 30, respectively, Erie County, Ohio Deed Records. containing 11.9600 acres more or less

ALSO EXCEPTING therefrom that part thereof conveyed to Huron Econs Lodge Limited Partnership by Deed recorded in Deed Volume 537, Page 578, Erie County, Ohio Records and further described as follows:

Being a parcel of land located in part of Original Lot 24, Section 3, and part of Original Lot 30, Section 2 all in Huron Township, Erie County, Ohio and being more particularly described as follows:

Beginning at a point in the centerline of the Cleveland-Sandusky Road, as originally established, 40 feet in width, North $75^{\circ} 22' 25''$ West, a distance of 235.46 feet from the west line of Boss Road (so-called), said point being the most northerly corner of land now or formerly by Frances M. Bennett and Mary L. Bennett, as recorded in Volume 394, Page 729 of the Erie County Deed Records, thence continuing North $75^{\circ} 22' 25''$ West along said centerline, a distance of 342.84 feet to the principal place of beginning for this description:

1. Thence South $14^{\circ} 37' 35''$ West, a distance of 382.84 feet to a point on the northerly right of way line of State Route 2, as recorded in Volume 308, Page 29 and 30, of the Erie County Deed Records, said line having passed through $1/2''$ iron pins set 36.50 feet and 381.42 feet from the place of beginning.

2. Thence North $83^{\circ} 58' 25''$ West along the northerly right of way line of State Route 2, a distance of 398.67 feet to a $1/2''$ iron pin previously set:

3. Thence North $86^{\circ} 30' 35''$ West continuing along the northerly right of way line of State Route 2, a distance of 6.80 feet to a $1/2''$ iron pin previously set.

4. Thence North $14^{\circ} 37' 35''$ East, a distance of 443.77 feet to the centerline line of the Cleveland-Sandusky Road, said line having passed through a $1/2''$ iron pin previously set 36.50 feet from said centerline:

5. Thence South $75^{\circ} 22' 25''$ East along the centerline of the Cleveland-Sandusky Road, a distance of 400.86 feet to the principal place of beginning and containing 3.8020 acres of land of which 3.42 acres are located in Original Lot 24 and 0.38 acres are located in Original Lot 30, but subject to all legal highways, easements and restrictions of record.

Bearings are assumed and used to indicate angles only.

This description was prepared by Baharoglu and Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio on February 17, 1987 from an actual survey of the premises dated, December 10, 1986, by Baharoglu & Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio per Ronald A. Morehouse, Registered Surveyor No. 5340.

ALSO EXCEPTING therefrom that part thereof conveyed to Gregory L. Hill, by deed recorded in Deed Volume 545, Page 931, Erie County, Ohio Records and further described as follows:

Being a parcel of land located in part of Original Lot 24, Section 3, and part of Original Lot 30, Section 2, all in Huron Township, Erie County, Ohio and being more particularly described as follows;

Beginning at a 1/2" iron pin set in the centerline of Boss Road where the same intersects the northeasterly line of the Conrail right of way;

1. Thence North 59° 49' 33" West along the northerly line of the Conrail right of way a distance of 1303.54 feet to a 1/2" iron pin set on the southerly right of way line of State Route 2, 175.00 feet right of station 1009+17.85, as now or formerly owned by The State of Ohio, as recorded in Volume 308, Pages 29 and 30 of the Erie County Deed Records;

2. Thence South 89° 20' 57" East along the southerly right of line of said State Route 2, a distance 476.06 feet to a 1/2" iron pin set, 155.00 feet right of station 1014+00;

3. Thence South 82° 28' 55" East continuing along the southerly right of way line of State Route 2, a distance of 592.12 feet to a 1/2" iron pin set, 175.00 feet right of station 1020+00;

4. Thence South 84° 43' 30" East continuing along the southerly right of way line of State Route 2, a distance of 318.55 feet to a 1/2" iron pin set, 161.33 feet right of station 1023+22.58 ;

5. Thence South 28° 49' 56" West, a distance of 261.17 feet to a 1/2" iron pin set, 405.86 feet right of station 1022+28.68;

6. Thence South 61° 08' 58" East, a distance of 60.00 feet to a 1/2" iron pin set, 427.03 feet right of station 1022+86.78;

7. Thence North 42° 51' 27" East, a distance of 153.72 feet to a 1/2" iron pin set on the westerly line of lands now or formerly owned by Kokosing Construction Company Inc. as recorded in Volume 526, Page 1010 of the Erie County Deed Records;

8. Thence South 03° 13' 01" East along the westerly line of lands now or formerly owned by said Kokosing Construction Co. Inc., a distance of 583.34 feet to a 1/2" iron pin set on the northeasterly line of said Conrail right of way;

9. Thence North 59° 49' 33" West along the northerly line of said Conrail right of way, a distance of 366.95 feet to the place of beginning and containing 11.6452 acres of land of which approximately 3.56 acres are located in Original Lot 24, Section 3 and approximately 8.09 acres are in Original Lot 30, Section 2, but subject to all legal highways, easements and restrictions of record.

Bearings are assumed and used to indicate angles only.

This description was prepared by Baharoglu and Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio on July 28, 1988 from an actual survey of the premises dated, July 28, 1988, by Baharoglu & Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio per Ronald A. Morehouse, Registered Surveyor No. 5340.

ALSO EXCEPTING therefrom conveyed to Gregory L. Hill, by deed recorded in Deed Volume 548, Page 734, Erie County, Ohio Records and further described as follows:

Being a parcel of land located in part of Original Lot 24, Section 3, and part of Original Lot 30, Section 2 all in Huron Township, Erie County, Ohio and being more particularly described as follows:

Beginning at a PK nail set in the centerline of the Cleveland-Sandusky Road, as originally established, 40 feet in width, North 75° 22' 25" West, a distance of 235.46 feet from a PK nail found in the west line of Boss Road (so-called), said point being the most northerly corner of land now or formerly by Frances M. Bennett and Mary L. Bennett, as recorded in Volume 394, Page 729 of the Erie County Deed Records:

1. Thence South 00° 59' 58" West along said Bennett's westerly line, a distance of 206.12 feet to a 1/4" iron pin previously set at said Bennett's southwesterly corner, said line having passed through a 1/4" iron pin previously set 36.50 feet from said centerline;
2. Thence North 87° 54' 40" East along the southerly line of said Bennett's land and the southerly line of land now or formerly owned by William R. McConnell and Margaret M. Emmons, as recorded in Volume 468, Page 795 of the Erie County Deed Records, a distance of 239.50 feet to a 1/4" iron pin previously set on the west line of Boss Road (so-called);
3. Thence South 03° 17' 23" East along the west line of Boss Road (so-called), a distance of 67.55 feet to a 1/4" iron pin previously set;
4. Thence South 58° 52' 28" West, a distance of 59.93 feet to a 1/4" iron pin previously set;
5. Thence South 03° 13' 40" East, a distance of 53.59 feet to a 1/4" iron pin previously set on the northerly right of way line of State Route 2, as recorded in Volume 308, Pages 29 and 30 of the Erie County Deed Records;
6. Thence North 83° 58' 25" West along the northerly right of way line of State Route 2, a distance of 623.19 feet to a point;
7. Thence North 14° 37' 35" East along the easterly line of lands formerly owned by BancOhio National Bank, as recorded in Volume 531, Pages 1111-1113 of the Erie County Deed Records, a distance of 382.84 feet to a PK nail set on the centerline of the Cleveland-Sandusky Road, said line having passed through 1/4" iron pins set 36.50 feet and 381.42 feet from said centerline;
8. Thence South 75° 22' 25" East along said centerline, a distance of 342.84 feet to the principal place of beginning and containing 3.8020 acres of land of which 0.03 acres are located in Original Lot 24 and 3.77 acres are located in Original Lot 30, but subject to all legal highways, easements and restrictions of record.

Bearings are assumed and used to indicate angles only.

This description was prepared by Baharoglu and Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio on December 10, 1986 from an actual survey of the premises dated, December 10, 1986, by Baharoglu & Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio per Ronald A. Morehouse, Registered Surveyor No. 5340.

0037354

JOHN W. SCHAEFFER
RECORDER
ERIE COUNTY, OHIO

'93 MAY 24 PM 2 52

FILED IN BOOK 116 PAGE 822-
O.R. BOOK

826 in

THU 5/24/93
JAN 24 1993
JAN 24 1993
W. M. K. H. E. 1 W. V.

page 4

MICROFILMED

✓ 16.0000
Bay Title

0364631

VOL 531 PAGE 111

DEED ON DECREE OR ORDER OF SALE

To all Persons to Whom these Presents shall Come:

Whereas, at the January Term A.D. 1986, of the Court of Common Pleas of the County of Erie and State of Ohio, in an action numbered on the Docket of said Court as Case No. 46676, wherein Hancock Savings & Loan Co., Plaintiff, and Bay-Con Corporation, Defendant, an order of sale dated August 4, 1986 was adjudged and decreed to the said Hancock Savings & Loan Co., nka Diamond Savings & Loan Co., United States of America, State of Ohio, BancOhio National Bank, SafeCo Insurance Co. of America, Lakeside Construction Co., GMAC Leasing Corp., John F. Barnes, Administrator, Lucas Plumbing & Heating, Inc., Donahue & Scanlon, partnership, Commercial Union Insurance Companies, Standard Oil Company, (Ohio), McGraw-Hill, Inc., and Ohio Consulting Co. against the said Bay-Con Corporation, fka Gay Realty, Inc., c/o Marshall G. Browne, Statutory Agent, 1630 Sycamore Line, P.O. Box 2336, Sandusky, Ohio 44870 for the sum of One Million Three Hundred Ninety-two Thousand Nine Hundred Fifty and 86/100 Dollars (\$1,392,950.86), and costs of suit:

And Whereas, pursuant to said judgment, an order of sale was afterwards, on August 4, 1986, duly issued by said Court, commanding the Sheriff of said County to sell the hereinafter described premises according to law;

And Whereas, I, John E. Magnuson, the Sheriff aforesaid, having caused said premises to be appraised, and a copy of the appraisement to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of selling the same, in the Sandusky Register, a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale, and otherwise complied with said order and the statute in such cases;

And Whereas, on October 28, 1986, at the north door of the Court House in said County at 10 o'clock A. M. of said day, I, the said Sheriff, exposed said Real Estate for sale at Public Auction, and the same was then and there sold to the hereinafter named grantee, for the sum of One Hundred Seventy Thousand and no/100 Dollars (\$170,000.00), the bid of said grantee being the highest and best bid offered, and said sum being more than two-thirds of the appraised value thereof;

And Whereas, at the January Term of said Court, 1986, the said proceedings by the said Sheriff had in the premises, were submitted to said Court, and by it in all respects confirmed, and the said Sheriff was ordered and directed to make a Deed of said Real Estate to the said hereinafter named grantee;

NOW KNOW YE, That I, John E. Magnuson, Sheriff of Erie County, Ohio, by virtue of the Statute in such case made and provided, and in consideration of the said sum of One Hundred Seventy Thousand and no/100 Dollars (\$170,000.00), which I acknowledge to have received from the grantee, do hereby GRANT, SELL and CONVEY unto said grantee, BancoOhio National Bank heirs and assigns forever, the following described real estate, situated in the County of Erie and State of Ohio, to-wit:

PARCEL #4:

Situated in the Township of Huron, County of Erie and State of Ohio:

Being parts of Lot Nos. Twenty-four (24) and Twenty-five (25), in Section No. Three (3), and part of Lot No. Thirty (30), in Section No. Two (2), and all bounded and described as follows:

On the North by the centerline of the Cleveland Sandusky Road, so-called (as originally established 40 feet in width); on the East by the West line of the land conveyed to Clarence G. Isaac, by deed dated May 18, 1940 and recorded in Volume 164 of Deed, Page 177, Erie County, Ohio Records; on the South by the Northerly line of the right of way of the New York, Central Railroad Company, and on the West by the East line of the land conveyed to Andrew J. Schenck and Ethelyn E. Schenk, by deed dated August 17, 1949 and recorded in Volume 211 of Deeds, Page 88, Erie County, Ohio Records, containing 37.16 acres, more or less.

EXCEPTING THEREFROM, that part thereof, bounded and described as follows:

Beginning at the intersection of the centerline of the Cleveland-Sandusky Road, so-called, (as originally established 40 feet in width), and the West line of the Boss Road, so-called; running thence North $72^{\circ} 35'$ West, along said centerline of the Cleveland-Sandusky Road, a distance of 447.69 feet; thence South $0^{\circ} 33' 20''$ East, a distance of 243.83 feet to an iron pin;

Thence North $89^{\circ} 35'$ East, a distance 122.58 feet to an iron pin; thence South $1^{\circ} 37' 30''$ East, a distance of 25.30 feet to an iron pin; thence South $89^{\circ} 17' 50''$ East, a distance of 312.75 feet to an iron pin in the West line of the Boss Road; thence North $0^{\circ} 30'$ West, along the West Line of the Boss Road, a distance of 138.13 feet to the place of Beginning, containing 1.9163 acres, more or less.

Containing, exclusive of said exception, 35.2437 acres, more or less but subject to legal highways, easements, zoning ordinances and restrictions of record, if any.

EXCEPTING from the above described premises, a strip of land 16.5 feet in width, along the Southerly line of the Cleveland-Sandusky Road, heretofore conveyed to the Sandusky and Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company, by deeds dated January 27, 1903 and March 30, 1903 and recorded respectively in Volume 72 of Deeds, Page 528, and in Volume 75 of Deeds, Page 227, Erie County, Ohio Records.

ALSO, EXCEPTING from the above described premises, those portions thereof, conveyed by Fred W. Willgrube to the State of Ohio, as a perpetual easement and right of way for public highway and road purposes, by instruments recorded in Volume 308, Page 28, Volume 308, Page 29, and Volume 308, Page 30, respectively, Erie County, Ohio Deed Records.

This instrument has been examined and the Director has
complied with section 43-202 of the Revised Code

FEE \$

EXCISE

James H. Brown, County Auditor

VOL 531
PAGE 113

To have and to hold the same with all the appurtenances thereto belonging,
to said grantee and grantee's heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand officially,

this 22nd day of January, 1987

Signed and Acknowledged in Presence of

[Signature]
Claudia Whyte

[Signature]
Sheriff of Erie County, Ohio

The State of Ohio, Erie County.

Before me, the undersigned, Notary Public within and for said County,
personally appeared the above named John E. Magnuson, Sheriff of said Erie
County, Ohio, the grantor in the above deed of conveyance, who acknowledged the
signing of the same to be his voluntary act and deed, for the uses and purpose
therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal

this 22nd day of January, 1987

Judith A. Schwochow

Judith A. Schwochow, Notary Public
State of Ohio
My commission expires 10/19/87

0384631

SHERIFF'S DEED

For Land Heretofore Owned by

Bay-Con Corporation

FILED

and Sold and Conveyed by

John E. Magnuson '87 JAN 23 AM 10:20

Sheriff,
JOHN E. SCHAEFFER
TO
BancOhio National Bank
RECORDED
ERIE COUNTY, OHIO

Ex. Dec. 95 Page 46676

Received for Record

January 23rd, 1987

at 10:20 o'clock A.M.

Recorded January 26th, 1987

In Erie County

Records, Vol. 531, Page 1111-

1114 inc.

John W. Schaeffer, Recorder

Entered for Transfer

1987

James A. McKee Auditor

By [Signature] Deputy

10-23-87

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

#14.00
Dan McKee's

MICROFILMED

CORPORATION WARRANTY DEED

Form No. 8-A-4

Received and Recorded at

M.

RECORDED

AUDITOR

PER

Know all Men by these Presents:

That W. H. Blausey, Inc.,

a corporation duly organized and existing under the laws of the State of Ohio

the grantor, in consideration of One Dollar (\$1.00) and other good and valuable considerations to it paid by Bay Construction, Inc., a corporation organized and existing under the laws of the State of Ohio

the grantee.

whose present mail address is 1630 Sycamore Line, Sandusky, Ohio

the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto said grantee and to its ~~successors~~ successors and assigns forever the following described real estate situated in the County of Erie and State of Ohio vis:

Parts of lots numbers twenty-four (24) and twenty-five (25), in section number three (3), and part of lot number thirty (30), in section number two (2), all in Huron Township, Erie County, Ohio, and all bounded and described as follows: On the north by the center line of the Cleveland-Sandusky Road, so-called, (As originally established 40 feet in width); on the east by the west line of the land conveyed to Clarence G. Isaac, by deed dated May 18, 1940 and recorded in Volume 164 of Deeds Page 177, Erie County, Ohio records; on the south by the northerly line of the right of way of the New York Central Railroad Company; and on the West by the east line of the land conveyed to Andrew J. Schenk and Ethelyn E. Schenk by deed dated August 17, 1949 and recorded in Volume 211 of Deeds page 88, Erie County, Ohio records, containing 37.16 acres, more or less, excepting therefrom that part thereof bounded and described as follows: Beginning at the intersection of the center line of the Cleveland-Sandusky Road, so-called, (as originally established 40 feet in width) and the west line of the Boss Road (so-called); running thence north 72 degrees 35 minutes west, along said center line of the Cleveland-Sandusky Road, a distance of 447.69 feet; thence south no degrees 33 minutes 20 seconds east, a distance of 243.83 feet to an iron pin; thence north 89 degrees 35 minutes east, a distance of 112.58 feet to an iron pin; thence south 1 degree 37 minutes 30 seconds east, a distance of 25.30 feet to an iron pin; thence south 89 degrees 17 minutes 50 seconds east, a distance of 312.75 feet to an iron pin in the west line of the Boss Road; thence north no degrees 30 minutes west, along the west line of the Boss Road, a distance of 138.13 feet to the place of beginning, containing 1.9163 acres, more or less. Containing, exclusive of said exception, 35.2437 acres, more or less, but subject to legal highways, easements, zoning ordinances and restrictions of record, if any.

Excepting from the above described premises a strip of land 16.5 feet in width, along the southerly line of the Cleveland-Sandusky Road, heretofore conveyed to the Sandusky & Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company by deeds dated January 27, 1903 and March 30, 1903 and recorded respectively in Volume 72 of Deeds page 528 and in Volume 75 of Deeds Page 227, Erie County, Ohio records.

Also excepting from the above described premises those portions thereof conveyed by Fred W. Willgrube to the State of Ohio as a perpetual easement and right of way for public highway and road purposes by instruments recorded in Volume 308 Page 28, Volume 308, Page 29 and Vol. 308 Page 30, respectively, Erie County, Ohio Deed Records.

together with all the privileges and appurtenances thereunto belonging, but subject to zoning ordinances, restrictions of record and public utility or other easements now in use or of record and an oil and gas lease

Grantor acquired title to the above described premises by instrument recorded in Vol. 315

Page 517

This instrument transferred pursuant to
L. 210.54 and 319.202 of O.R.C.

380 789

To Have and to Hold the same to said grantees and to their heirs, successors and assigns forever

and the said grantor for itself and its successors and assigns hereby certifies that it is the true and lawful owner of said premises, is well seized of the same in fee simple and has good right and full power to bargain, sell and convey the same in the manner aforesaid; that said premises are free, clear and well encumbered and that it will warrant and defend the title of said premises against all claims whatsoever except taxes and assessments lawfully payable

*The grantor company has no corporate seal.

In Witness Whereof, Said W. H. Blausey, Inc.

has caused its corporate name to be subscribed and its corporate seal to be affixed to these presents by its President and Secretary this 3rd day of January A. D. One Thousand Nine Hundred and Sixty-nine

Signed, sealed and acknowledged in the presence of [Signatures]

W. H. BLAUSEY, INC.

By [Signatures] William W. Blausey President John H. Blausey Secretary

The State of Ohio, Sandusky County, ss.

Before me a Notary Public in and for said County, personally appeared William W. Blausey President, and John H. Blausey Secretary of said W. H. Blausey, Inc.

who acknowledged that the said officers did sign and seal said instrument as such President and Secretary of said W. H. Blausey, Inc.

in behalf of said grantor corporation and by authority of its board of directors, and that said instrument is the voluntary act and deed of the said W. H. Blausey, Inc. as such officers and the voluntary act and deed of said grantor corporation for the uses and purposes therein expressed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal this 3rd day of January 19 69

This instrument was prepared by: John L. Chambers, Attorney at Law 215 W. Main St., Woodville, Ohio

[Signature] Notary Public in and for Sandusky County, Ohio Permanent Commission

*Erase the words "successors" or "heirs" as occasion demands **If the grantor corporation has no corporate seal, erase the underlined words to the witnessing and acknowledgment clauses.

229255

Corporation Warranty Deed

FROM W 480 Blausey, Inc 3 27

TO

Boy Construction, Inc

Date January 3, 1969

Transferred [Signature]

RECORDERS OFFICE

State of Ohio, County of Erie

Received for Record

January 11th, 19 69

at 3:27 o'clock, P. M.

and Recorded in Vol. 389

of Deeds, page 228-789

Carl A. Speltz, Recorder

42.00 Paid

RECEIVED THE RECORDER'S OFFICE JAN 13 1969

310 305

78

Know all Men by these Presents

That I, Fred W. Willgrube, unmarried,

of the Village of Huron, County of Erie

and State of Ohio Grantor, in consideration of the sum of

Thirty Thousand (\$30,000.00) Dollars - - - - -

to me paid by W. H. Blausey, Inc., an Ohio Corporation, with its principal place of business at 214 West Main Street, Woodville, Ohio

~~XXXXX~~ ~~XXXXX~~ ~~XXXXXXXXXX~~ Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said Grantee, ITS SUCCESSORS

~~XXXXX~~ and assigns forever, the following Real Estate situated in the County of Erie in the State of Ohio, and in the Township of Huron and bounded and described as follows:

Parts of lots numbers twenty-four (24) and twenty-five (25), in section number three (3), and part of lot number thirty (30), in section number two (2), all in Huron Township, Erie County, Ohio, and all bounded and described as follows: On the north by the center line of the Cleveland-Sandusky Road, so-called, (As originally established 40 feet in width); on the east by the west line of the land conveyed to Clarence G. Isaac, by deed dated May 19, 1940 and recorded in Volume 164 of Deeds page 177, Erie County, Ohio records; on the south by the northerly line of the right of way of The New York Central Railroad Company; and on the West by the east line of the land conveyed to Andrew J. Schenk and Ethelyn E. Schenk by deed dated August 17, 1949 and recorded in Volume 211 of Deeds page 88, Erie County, Ohio records, containing 37.16 acres, more or less, excepting therefrom that part thereof bounded and described as follows: Beginning at the intersection of the center line of the Cleveland-Sandusky Road, so-called, (as originally established 40 feet in width) and the west line of the Boss Road (so-called); running thence north 72 degrees 35 minutes west, along said center line of the Cleveland-Sandusky Road, a distance of 447.69 feet; thence south no degrees 33 minutes 20 seconds east, a distance of 243.83 feet to an iron pin; thence north 89 degrees 35 minutes east, a distance of 112.58 feet to an iron pin; thence south 1 degree 37 minutes 30 seconds east, a distance of 25.30 feet to an iron pin; thence south 89 degrees 17 minutes 50 seconds east, a distance of 312.75 feet to an iron pin in the west line of the Boss Road; thence north no degrees 30 minutes west, along the west line of the Boss Road, a distance of 138.13 feet to the place of beginning, containing 1.9163 acres, more or less. Containing, exclusive of said exception, 35.2437 acres, more or less, but subject to legal highways, easements, zoning ordinances and restrictions of record, if any.

Excepting from the above described premises a strip of land 16.5 feet in width, along the southerly line of the Cleveland-Sandusky Road, heretofore conveyed to the Sandusky & Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company by deeds dated January 27, 1903 and March 30, 1903 and recorded respectively in Volume 72 of Deeds page 528 and in Volume 75 of Deeds page 227, Erie County, Ohio records.

Also excepting from the above described premises those portions thereof conveyed by Fred W. Willgrube to the State of Ohio as a perpetual easement and right of way for public highway and road purposes by instruments recorded in Volume 308 Page 28, Volume 308 Page 30, respectively, Erie County, Ohio Deed Records, Volume 308, Page 29, and



To have and to hold *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, its successors*

~~and~~ *and assigns forever.*

And the said Grantor, Fred W. Willgrube,

for himself and his heirs, do es hereby covenant with the said Grantee, its successors

~~that~~ *and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever except taxes and assessments, if any, which shall be pro-rated as of the date of delivery of this deed*

and that he will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee, its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever

In Witness Whereof the said Grantor, Fred W. Willgrube, has

~~XXXXXX~~ hereunto set his hand, this 27th day of January in the year of our Lord one thousand nine hundred and sixty-one (19 61)

Signed and acknowledged in presence of

Willard M. Watten
John L. Chambers

Fred W. Willgrube

The State of OHIO
ERIE County } SS.

Be it Remembered That on this 27th day of January A.D. 19 61, before me, the subscriber, a notary public in and for said county, personally came the above named

Fred W. Willgrube

the Grantor

in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

John L. Chambers
JOHN L. CHAMBERS

Notary Public, State of Ohio

My Commission Expires 8/26/1962

This Instrument Was Prepared
By Ralph C. Pisano

Fred W. Willgrube

TO

W. H. Blausey, Inc.
214 West Main Street
Woodville, Ohio

Transferred Feb. 2nd 1961

Charles S. Schwenfuth
COUNTY AUDITOR

STATE OF OHIO

COUNTY OF ERIE SS

RECEIVED FOR RECORD ON THE

2nd, day of Feb. 1961

at 3:15 o'clock P.M.

and RECORDED Feb. 3rd, 1961 in

Deed Book 315 PAGE 517-518-519

Carl A. Speir,

RECORDER

RECORDERS FEE \$3.00 Paid

Ralph C. Pisano
Attorney at Law
Huron, Ohio

33.00
Fw.

1961 FEB 2 PM 3 15

174873

Warranty Deed

Administrator's or Executor's Deed

(Private Sale, New Appraisement)

Know all Men by these Presents:

That Whereas, on the 21st day of October 19 54
Rosemary E. Jenkins
 duly appointed and qualified as Administratrix with the Will Annexed
 of the estate of Lena E. O'Dell deceased, late of
Erie County, Ohio, by the Probate Court of said County; and
 afterwards, to-wit: on the 4th day of May 19 55, said
Rosemary E. Jenkins filed her certain petition and then and
thereby commenced an action in the Probate Court of Erie
County, Ohio, against Dorothy E. Fitzgerald, Virginia E. Anderson, Kathryn E. Paxton,
Rosemary E. Jenkins, Henry Schwenk, Minnie L. Schwenk, Karl William Ebert, an in-
competent, Phil Jenkins, Guardian of the Estate of Karl William Ebert, an incompetent,
Thornton Schwenk, John Schwenk, Alfred Henry Miller, Carl Heimburger, a.k.a. Carle A.
Heimburger, Lena Heimburger, Florence B. Michel, Carl Koehler, a.k.a. Carle W. Koehler,
Edith Washburn Hoffman, Dorothy Washburn Schweinfurth, Charles H. Washburn, Richard M.
Washburn, Ralph F. Washburn and Ruth Washburn Warner
 and numbered on the Docket of said Court as Case No. 5818, praying
 among other things, for an order of sale of certain real estate therein mentioned
 and hereinafter described;

And Whereas, such proceedings were had in said action, that on the 9th
 day of May 19 55, said Court, finding the allegations of the petition
 true, and that said real estate ought to be sold as prayed for in said petition,
 ordered that the same be appraised; and on the 12th day of May
19 55, said Court further ordered that said Rosemary E. Jenkins
 proceed according to law to sell said real estate at private sale for not less than
 the appraised value thereof, -- \$16,500.00 - - - - - the dower estate therein of

And on the same day, in pursuance of said order and judgment, an order of
 sale with said real estate therein described, was issued by said Court, under the
 seal thereof, to the said Rosemary E. Jenkins
as Administratrix with the Will Annexed
 as aforesaid, commanding her to execute the said order, and of the same to-
 gether with her proceedings thereon, to make due return;

And Whereas, said Rosemary E. Jenkins

having caused said premises to be appraised, and the report of said appraisement to be filed in said Probate Court, and having on the 19th day of May 19 55 returned said order of sale to said Court as commanded,

with her proceedings thereon, stating in substance that in obedience to said order she sold said premises on the 13 day of May 19 55,

to Fred W. Willgrube for the sum of Seventeen Thousand (\$17,000.00) - - - Dollars, said sum being more than

the appraised value of the same, said sale being made after diligent endeavor to obtain the best price for said property, and for the highest price she could get therefor. ~~the above-estate aforesaid,~~

And Whereas, on the 23rd day of May 19 55, the said Court having examined the proceedings of the said Rosemary E. Jenkins aforesaid, under said order of sale, and it appearing to the Court that said sale was in all respects legally made, ordered that the same be approved and confirmed, and that said Rosemary E. Jenkins should execute and deliver a proper deed to the purchaser of the real estate so sold.

All of which will more fully appear by the records of said Court, to which reference is here made.

Now therefore I, the said Rosemary E. Jenkins, Administratrix with the Will

Annexed of the estate of Lena E. O'Dell

deceased aforesaid, by virtue of said judgment, order of sale, sale and confirmation and of the statutes in such cases made and provided, and of the powers vested in me

and for and in consideration of the premises, and the sum of Seventeen Thousand (\$17,000.00) - - - - - Dollars (\$ 17,000.00), paid

~~or secured to be paid to~~ by said Fred W. Willgrube the

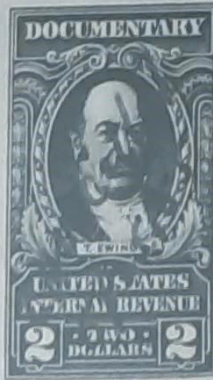
receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Fred W. Willgrube

his heirs and assigns forever, the following Real Estate, situated in the County of Erie

in the State of Ohio and in

the Township of Huron, and bounded and described as follows:

Situated in part of lots numbers twenty-four (24) and twenty-five (25), in section number three (3), and part of lot number thirty (30), in section number two (2), all in Huron Township, Erie County, Ohio, and all bounded and described as follows: On the north by the center line of the Cleveland-Sandusky Road, so-called, (as originally established 40 feet in width); on the east by the west line of the land conveyed to Clarence G. Isaac, by deed dated May 18, 1940 and recorded in Volume 164 of Deeds page 177, Erie County, Ohio records; on the south by the northerly line of the right of way of The New York Central Railroad Company; and on the west by the east line of the land conveyed to Andrew J. Schenk and Ethelyn E. Schenk by deed dated August 17, 1949 and recorded in Volume 211 of deeds page 88, Erie County, Ohio records, containing 37.16 acres, more or less, excepting therefrom that part thereof bounded and described as follows: Beginning at the intersection of the center line of the Cleveland-Sandusky Road, so-called, (as originally established 40 feet in width) and the west line of the Boss Road (so-called); running thence north 72 degrees 35 minutes west, along said center line of the Cleveland-Sandusky Road, a distance of 447.69 feet; thence south no degrees 33 minutes 20 seconds east, a distance of 243.83 feet to an iron pin; thence north 89 degrees 35 minutes east, a distance of 112.58 feet to an iron pin; thence south 1 degree 37 minutes 30 seconds east, a distance of 25.30 feet to an iron pin; thence south 89 degrees 17 minutes 50 seconds east, a distance of 312.75 feet to an iron pin in the west line of the Boss Road; thence north no degrees 30 minutes west, along the west line of the Boss Road, a distance of 138.13 feet to the place of beginning, containing 1.9163 acres, more or less. Containing, exclusive of said exception, 35.2437 acres, more or less, but subject to legal highway, and subject to the right of way heretofore conveyed to The Sandusky and Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company.



~~dower-as aforesaid.~~

To Have and to Hold said premises, with all the privileges and appurtenances thereto belonging, to the said Fred W. Willgrube

his heirs and assigns forever, as fully and completely as Rosemary E. Jenkins, the said Administratrix with the Will Annexed as such Administratrix, by virtue of said judgment, order of sale, sale and confirmation, and of the statute made and provided for such cases, might or should sell and convey the same.

In Witness Whereof, The said Rosemary E. Jenkins, Administratrix with the Will Annexed as such Administratrix has hereunto set her hand, this 24th day of May 1955

Signed and acknowledged in presence of

X Rosemary E. Jenkins
Rosemary E. Jenkins, Administratrix with the Will Annexed of the Estate of Lena E. O'Dell, deceased.

of Main Street, Huron, Ohio

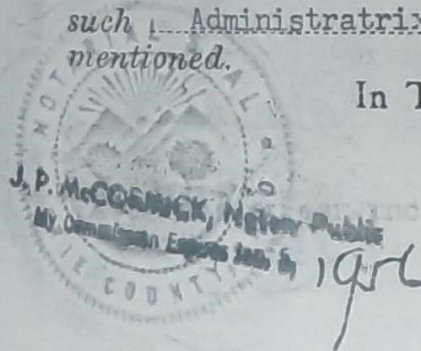
The State of Ohio, Erie County.

Be It Remembered, That on this 24th day of May 1955 before me, the subscriber, a Notary Public in and for said County, personally came the above named

Rosemary E. Jenkins as Administratrix with the Will Annexed of the Estate Of Lena E. O'Dell, deceased of Huron, Ohio, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be her voluntary act and deed as such Administratrix for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public



140315

Administrator's or Executor's
DEED FILED

From

Rosemary E. Jenkins, Administratrix
with the Will Annexed of the Estate
of Lena E. O'Dell, deceased
RECORDED
ERIE COUNTY OHIO

Fred W. Willgrube

Received June 3rd, 1955

3:29 o'clock P. M.

Recorded June 6th, 1955

in Erie County

Record of Deeds, Vol. 260

Page 360-363 incl.

Carl A. Speir, Recorder

Recorder's Fee - \$2.80 Paid

TRANSFERRED

JUN -3 1955

19

By Lewis J. Fisher, Auditor.

By Lewis J. Fisher, Deputy.

Barrett Brothers, Publishers, Springfield, Ohio

67-8-3

THE ERIE COUNTY TITLE CO.

1959

Certificate for Transfer of Real Estate

General Code, Sec. 10509-102

Probate Court, Erie

County, Ohio

In the Matter of
THE ESTATE OF

No. 2427

Glenn O'Dell

Deceased

Certificate for Transfer of Real Estate

To the Recorder of Erie County, Greeting:

I hereby certify that the records of this Court show that

Glenn O'Dell

Huron Township, Erie County, Ohio in said County, died, testate, a resident of
 29th day of December, 1954, (1) (testate or intestate) on the
 that his Last Will and Testament was filed in the Probate Court of Erie County
 on January 13th, 1954, admitted to Probate on February 1st, 1954, and recorded
 in Volume 43, page 591 of the Record of Wills in said County.

and that on the 22nd day of November, 1954, (2)

John R. Py

appointed by this Court, (3) Administrator de bonis non with the Will annexed
 of the estate of said decedent; that said estate is
 being administered under No. 2427 and a memorandum record of said
 estate can be found in Administration Docket No. 12, Page 652,
 of the Records of the Probate Court of Erie County, Ohio.

That said decedent died seized of the following described parcels of real estate
 situated in your County:—

PARCEL NUMBER 1.

An undivided one-half interest in those premises situated in Huron
 Township, Erie County, Ohio and known as being 17.96 acres in Lot #24, Section 3,
 .78 acres in Lot #25, Section 3, and 17.92 acres in Lot #30, Section 2, or a total
 of 36.66 acres more or less.

PARCEL NUMBER 2.

An undivided one-half interest in those premises situated in Huron Township
 Erie County, Ohio and known as being one-half acre of land known as Rye Beach School
 Lot situated in Lot #30 in Section 2 of Huron Township and bounded on the north 10
 rods by the Cleveland-Sandusky Highway; on the east 7 rods by Boss Road; on the south
 10 rods and west 9 rods by the lands of Glenn and Sophia O'Dell as described in
 Volume 154, page 374, Erie County Ohio Deed Records.

PARCEL NUMBER 3.

An undivided one-half interest in that part of Lot Number Twenty-six (26)
 Section Number three (3), in Huron Township, Erie County, Ohio, bounded and des-
 cribed as follows: Beginning at a concrete monument in the center line of the
 Cleveland-Sandusky Road (so-called) distant north 56 degrees 17 minutes west,
 1352.5 feet from the intersection of the center line of said Road with the east line
 of said Lot Number 26; thence north 56 degrees 17 minutes west, in the center line
 of said road, 163.5 feet; thence north 61 degrees 26 minutes west, in the center

1. If testate, "that last will and testament was filed in the Probate Court of County, Ohio, on 19, admitted to probate
 on 19, and recorded in Vol. Page of the Record of Wills in said County."
 2. In case of no administration, insert "an order was made by the Court relieving said estate from administration and directing delivery of personal
 property and transfer of real estate to the persons entitled thereto, and" and cross out lines relative to record, or if under last paragraph
 of Sec. 10509-102, write in pertinent facts.
 3. "Administrator," "Executor" or "Commissioner to execute instruments of conveyance."

line of said Road 174.4 feet to an iron pin; thence south 1 degree 00 minutes east,
 1495.8 feet to a cedar stake in the south line of said Lot Number 26; thence south,
 87 degrees 52 minutes east, in the south line of said Lot 281.0 feet to a post;
 thence north 0 degrees 46 minutes west 1332.0 feet to the place of beginning, ex-
 cepting therefrom the original right of way of The New York Central Railroad Company
 and that part thereof conveyed to The New York Central Railroad Company by Warranty
 Deed dated January 26, 1927 and recorded in Volume 131 of Deeds, page 408, Erie County
 Ohio records, and also excepting therefrom those parts thereof lying between the
 northerly line of the premises conveyed to The Lake Shore Electric Railway Company
 by deed dated March 27, 1903 and recorded in Volume 75 of Deeds, page 228, Erie
 County, Ohio records, and the southerly line of the premises conveyed to Harry
 Rimelspach, Trustee, by deed dated June 10, 1935 and recorded in Volume 158 of Deeds,
 page 247, Erie County, Ohio records; containing, exclusive of said excepted parts,
 8.1372 acres, more or less, subject to legal highways.

That the names of the Devisees and the interests to them passing, are as follows:

Names	P. O. Address	Relationship	Interest Passing
Lena E. O'Dell	R. R. D. #1 Bogart Road Huron, Ohio	spouse	Full $\frac{1}{2}$ interest

That the persons inheriting said Real Estate and the interest by each inherited are as follows:

Names	P. O. Address	Relationship	Interest Passing

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate..... to the names of the persons set forth, and that this certificate be recorded by the Recorder of Erie County, in the deed records of said County.
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 3rd day of December, 1954.



JOHN W. BAXTER
Probate Judge
Helen F. Wendelsberger
Deputy Clerk

137292

No. 9427

Doc. 12 Page 652-0

PROBATE COURT

Erie County, O.
1954 DEC 6 PM 2 21

In the Matter of the Estate of

Glenn O. SPEIR
RECORDED
ERIE COUNTY OHIO Deceased

CERTIFICATE FOR TRANSFER
OF REAL ESTATE

Transferred Dec. 6, 1954, 19

By Carl A. Speir Auditor

By Lewis E. Eder Deputy

Fee: 50

Received for Record

Dec. 6th, 1954

at 2:21 o'clock P.M.

Recorded Dec. 8th, 1954.
Recorded Vol. 255 Page 252-253

Carl A. Speir, Recorder

By 2.10 Paid Deputy

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO
53-2-10 4

Flynn, Pg & Kuse

Certificate for Transfer of Real Estate

General Code, Sec. 10509-102

Probate Court, Erie

County, Ohio

In the Matter of
THE ESTATE OF

No. 2427

Glenn O'Dell

Deceased

Certificate for Transfer of Real Estate

To the Recorder of Erie County, Greeting:

I hereby certify that the records of this Court show that

Glenn O'Dell

Huron Township, Erie County, Ohio in said County, died, testate, a resident of
 29th day of December, 1954, (1) (testate or intestate) on the
 that his Last Will and Testament was filed in the Probate Court of Erie County
 on January 13th, 1954, admitted to Probate on February 1st, 1954, and recorded
 in Volume 43, page 591 of the Record of Wills in said County.

and that on the 22nd day of November, 1954, (2)

John R. Py

appointed by this Court, (3) Administrator de bonis non with the Will annexed
 of the estate of said decedent; that said estate is
 being administered under No. 2427 and a memorandum record of said
 estate can be found in Administration Docket No. 12, Page 652,
 of the Records of the Probate Court of Erie County, Ohio.

That said decedent died seized of the following described parcels of real estate
 situated in your County:—

PARCEL NUMBER 1.

An undivided one-half interest in those premises situated in Huron
 Township, Erie County, Ohio and known as being 17.96 acres in Lot #24, Section 3,
 .78 acres in Lot #25, Section 3, and 17.92 acres in Lot #30, Section 2, or a total
 of 36.66 acres more or less.

PARCEL NUMBER 2.

An undivided one-half interest in those premises situated in Huron Township
 Erie County, Ohio and known as being one-half acre of land known as Rye Beach School
 Lot situated in Lot #30 in Section 2 of Huron Township and bounded on the north 10
 rods by the Cleveland-Sandusky Highway; on the east 7 rods by Boss Road; on the south
 10 rods and west 9 rods by the lands of Glenn and Sophia O'Dell as described in
 Volume 154, page 374, Erie County Ohio Deed Records.

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An undivided one-half interest in that part of Lot Number Twenty-six (26)
 Section Number three (3), in Huron Township, Erie County, Ohio, bounded and des-
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 Cleveland-Sandusky Road (so-called) distant north 56 degrees 17 minutes west,
 1352.5 feet from the intersection of the center line of said Road with the east line
 of said Lot Number 26; thence north 56 degrees 17 minutes west, in the center line
 of said road, 163.5 feet; thence north 61 degrees 26 minutes west, in the center

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 on 19, and recorded in Vol. Page of the Record of Wills in said County."
 2. In case of no administration, insert "an order was made by the Court relieving said estate from administration and directing delivery of personal
 property and transfer of real estate to the persons entitled thereto, and" and cross out lines relative to record, or if under last paragraph
 of Sec. 10509-102, write in pertinent facts.
 3. "Administrator," "Executor" or "Commissioner to execute instruments of conveyance."

line of said Road 174.4 feet to an iron pin; thence south 1 degree 00 minutes east,
 1495.8 feet to a cedar stake in the south line of said Lot Number 26; thence south,
 87 degrees 52 minutes east, in the south line of said Lot 281.0 feet to a post;
 thence north 0 degrees 46 minutes west 1332.0 feet to the place of beginning, ex-
 cepting therefrom the original right of way of The New York Central Railroad Company
 and that part thereof conveyed to The New York Central Railroad Company by Warranty
 Deed dated January 26, 1927 and recorded in Volume 131 of Deeds, page 408, Erie County
 Ohio records, and also excepting therefrom those parts thereof lying between the
 northerly line of the premises conveyed to The Lake Shore Electric Railway Company
 by deed dated March 27, 1903 and recorded in Volume 75 of Deeds, page 228, Erie
 County, Ohio records, and the southerly line of the premises conveyed to Harry
 Rimelspach, Trustee, by deed dated June 10, 1935 and recorded in Volume 158 of Deeds,
 page 247, Erie County, Ohio records; containing, exclusive of said excepted parts,
 8.1372 acres, more or less, subject to legal highways.

That the names of the Devisees and the interests to them passing, are as follows:

Names	P. O. Address	Relationship	Interest Passing
Lena E. O'Dell	R. R. D. #1 Bogart Road Huron, Ohio	spouse	Full $\frac{1}{2}$ interest

That the persons inheriting said Real Estate and the interest by each inherited are as follows:

Names	P. O. Address	Relationship	Interest Passing

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate..... to the names of the persons set forth, and that this certificate be recorded by the Recorder of Erie County, in the deed records of said County.
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 3rd day of December, 1954.



JOHN W. BAXTER
Probate Judge
Helen F. Wendelsberger
Deputy Clerk

137292

No. 9427

Doc. 12 Page 652-0

PROBATE COURT

Erie County, O.
1954 DEC 6 PM 2 21

In the Matter of the Estate of

Glenn O. SPEIR
RECORDERS
ERIE COUNTY OHIO Deceased

CERTIFICATE FOR TRANSFER
OF REAL ESTATE

Transferred Dec. 6, 1954, 19

By Charles L. Schweinfurth
Auditor

By Lewis E. Eder
Deputy
Fee: 50

Received for Record

Dec. 6th, 1954

at 2:21 o'clock P.M.

Recorded Dec. 8th, 1954.
Recorded Vol. 255 Page 252-253

Carl A. Speir,
Recorder

By 2.10 Paid
Deputy

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO
53-2-10 4

Flynn, Pg & Kuse

No. 77713
CERTIFICATE FOR TRANSFER OF REAL ESTATE

Sophia H. O'Dell, Deceased

To

Heirs

IN THE MATTER OF THE ESTATE OF

PROBATE COURT, ERIE COUNTY, OHIO

Sophia H. O'Dell, Deceased

NO. 6250

TO THE RECORDER OF ERIE COUNTY, OBERLIN:

I hereby certify that the records of this Court show that Sophia H. O'Dell, a resident of Huron Township, in said County, died Testate on the 15th day of February, 1941, that her last Will and Testament was filed in the Probate Court of Erie County, Ohio, on the 1st day of April, 1941, on the 23rd day of April, 1941, admitted to Probate, recorded Vol. 34, Page 680 of the Record of Wills in said County; and that on the 6th day of May, 1941, Glenn O'Dell was appointed by this Court, executor of the estate of said decedent; that said estate is being administered under No. 6250 and a memorandum record of said estate may be found in Administration Docket No. 10, page 376, of the Records of the Probate Court of Erie County, Ohio.

That said decedent died seized of the following described parcels of real estate situated in your County:

Lot #375 Grand Forest Beach Allotment, Huron Township	"	"
Lot # 14 Section 2 28 acres	"	"
The following is a 1/2 interest of the deceased:		
Lot #30 Section 2 School lot	"	"
Lot #24 Section 2	"	Huron Township
Lot #24 " "	"	"
Lot #25 " "	"	"
Lot #30 " "	"	"
Lot #30 " "	"	"

That the names of the Devisees and the interests to them passing, are as follows:

NAMES	INTERESTS PASSING
Glenn O'Dell, husband	life estate
Carl Heimbürger, brother	remainder (3/16)
Lena Heimbürger, sister	remainder (6/16)
Florence B. Michel, niece	remainder (3/16)
Carl Koehler, Nephew	remainder (1/16)
Edith Washburn, niece	remainder (2/16)
Dorothy Washburn, niece	remainder (2/16)
Walter Washburn, nephew	remainder (1/16)

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate, to the names of the persons set forth, and that this certificate be recorded by the Recorder of Erie County in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 2nd day of January, 1942.

(Seal)

JOHN W. BAXTER, PROBATE JUDGE.
Beatrice Deshtel, Deputy Clerk.

Received April 30, 1942, at 3:35 p. M.

Recorded May 25, 1942.

CORPORATION QUIT CLAIM DEED

Received and Recorded at _____ M.

Transferred _____

AUGUST 1963

Know All Men By These Presents:

That W. H. Blousey, Inc.

a corporation duly organized and existing under the laws of the State of Ohio

the grantor, in consideration of One Dollar (\$1.00) and other good and valuable considerations

to it paid by Bay Construction, Inc., a corporation organized and existing under the laws of the State of Ohio

whose present mail address is 1630 Sycamore Lane, Sandusky, Ohio

the receipt whereof is hereby acknowledged, does hereby remise, release and forever quit claim unto said

grantee, and to its heirs, successors and assigns forever, the following described real estate,

situated in the County of Erie and State of Ohio

Situated in original lots numbers twenty-four (24) and twenty-five (25) in section number three (3) and original lot number thirty (30), in section number two (2), all in Huron Township, Erie County Ohio, and being a strip of land sixteen and one-half (16.50) feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road and extending easterly from the east line of the land conveyed by the Toledo Edison Company to Andrew and Ethelyn Schenk, by deed dated October 17, 1949, and recorded in Volume 212 of Deeds pages 476 and 477, Erie County, Ohio records, to the west line of the land conveyed by Rosemary E. Jenkins, Administratrix of the Estate of Lena E. O'Dell, deceased, to Melvin C. and Dorothy Reinhard, by deed recorded in Volume 269 of Deeds, Page 246, Erie County, Ohio records; subject, however, to all legal highways, easements, zoning ordinances and restrictions of record, if any.

Being a part of the former right of way of The Lake Shore Electric Railway Company and as conveyed to The Sandusky & Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company by Frank and Emma Hockeimer and Christina Brown, by deeds recorded respectively in Volume 72 of Deeds, Page 528 and Volume 75 of Deeds, page 227, Erie County, Ohio records.

This instrument transferred pursuant to
Sec. 319.54 and 319.202 of O.R.C.

together with all the privileges and appurtenances thereunto belonging; but subject to zoning ordinances, restrictions of record and public utility or other easements ~~and on oil and gas lease,~~ ^{now in use or of record.}

Grantor acquired title to the above described premises by instrument recorded in Vol. 315, Page 520.

To Have and to Hold the same to the said Grantee and to its heirs, successors and assigns forever and the said grantor for itself and its successors and assigns hereby covenants that said premises are free, clear, and unincumbered by any act of the grantor

**The grantor company has no corporate seal.

In Witness Whereof said W. H. Blausey, Inc.

has caused its corporate name to be subscribed ~~and its corporate seal to be affixed~~ to these presents by its

President and Secretary this 3rd day of January

A. D. One Thousand Nine Hundred and Sixty-nine

Signed, ~~read~~ and acknowledged

W. H. BLAUSEY, Inc.

in the presence of

By

William W. Blausey
William W. Blausey, President

By

John H. Blausey
John H. Blausey, Secretary

The State of Ohio,

Sandusky

County

ss.

Before me, a Notary Public in and for said County, personally appeared William W. Blausey, President, and John H. Blausey, Secretary of said W. H. Blausey, Inc.

who acknowledged ~~that the seal affixed to said instrument is the corporate seal of said corporation,~~ that

did sign ~~and~~ said instrument as such President and Secretary of said W. H. Blausey, Inc.

in behalf of said grantor company and by authority of its board of directors; and that said instrument is the voluntary act and deed of John H. Blausey and William W. Blausey as such officers and the voluntary act and deed of said corporation for the uses and purposes therein expressed.

In Testimony Whereof I have hereunto subscribed my name and affixed my official seal this 3rd day of January, 1969

John L. Chambers, Notary Public
Notary Public Sandusky County, Ohio
Permanent Commission

*Erase the word "successors" or "heirs" as occasion demands.

**If the grantor corporation has no corporate seal, erase the underscored words in the witnessing and acknowledging clauses.

This Instrument was prepared by John L. Chambers, Attorney at Law, Woodville, Ohio

Received January 31st., 1969 at 3:28 P.M.
Recorded February 3rd., 1969. Fee \$2.00
Carl A. Speir, Recorder.

CARL A SPEIR
RECORDER
ERIE COUNTY OHIO

1969 JAN 31 PM 3 28

FILED

MICROFILMED

791

Know all Men by these Presents, That I, Fred W. Willerube, unmarried,

the Grantor,

who claim ^a title by or through instrument, recorded in Volume 275, Page 75, County Recorder's Office, for the consideration of one dollar and other valuable considerations

(\$ 1.00 - - -) received to my full satisfaction of W. H. Blaussey, Inc., an Ohio

Corporation

the Grantee

whose TAX MAILING ADDRESS will be 214 West Main Street, Woodville, Ohio

have given, granted, remised, released and forever quit-claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, its ^{successors} and assigns forever, all such right and title as I, the said Grantor, have or ought to have in and to

the following described piece or parcel of land, situated in the Township of

Huron

County of

Erie

and State of

Ohio

Situated in original lots numbers twenty-four (24) and twenty-five (25) in section number three (3) and original lot number thirty (30), in section number two (2), all in Huron Township, Erie County, Ohio, and being a strip of land sixteen and one-half (16.50) feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road and extending easterly from the east line of the land conveyed by The Toledo Edison Company to Andrew and Ethelyn Schenk, by Deed dated October 17, 1949, and recorded in Volume 212 of Deeds pages 476 and 477, Erie County, Ohio records, to the west line of the land conveyed by Rosemary E. Jenkins, Administratrix of the Estate of Lena E. O'Dell, deceased, to Melvin C. and Dorothy Reinhard, by deed recorded in Volume 269 of Deeds, Page 246, Erie County, Ohio records; subject, however, to all legal highways, easements, zoning ordinances and restrictions of record, if any.

Being a part of the former right of way of The Lake Shore Electric Railway Company and as conveyed to The Sandusky & Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company by Frank and Emma Hockelmer and Christina Brown, by deeds recorded respectively in Volume 72 of Deeds, page 528 and Volume 75 of Deeds, page 227, Erie County, Ohio records.

(Consideration being less than \$100.00, documentary stamps are not necessary).

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging, to the said grantee, its successors ~~heirs~~ and assigns, so that neither the said grantor, nor his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand, the 27th day of January, in the year of our Lord one thousand nine hundred and sixty-one

Signed in the presence of:

Ralph C. Pisano
John A. Speir

Fred W. Willgrube

The State of Ohio,

Erie

County,

Before me, a notary public

in and for said County and State, personally appeared

the above named Fred W. Willgrube

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at

Milan, Ohio

, this 27th day of

January

, A. D. 1961

This Instrument Was Prepared
By Ralph C. Pisano

JOHN L. CHAMBERS

Notary Public, State of Ohio

My Commission Expires 9/26 1962

174874

1961 FEB 2 PM 3 15

QUIT-CLAIM DEED

FROM SPEIR

RECORDED

Fred W. Willgrube

TO

W. H. Blausey, Inc.
214 West Main Street
Woodville, Ohio

RECEIVED FOR RECORD

J.C.S.

Feb. 2nd, 1961

at 3:15 o'clock P.M.

Recorded Feb. 3rd, 1961

in Erie County Records

Volume 315, Page 520-521

Carl A. Speir,

RECORDER

ENTERED FOR TRANSFER

Feb. 7th 1961

Small & Schwenke
Erie County Auditor

Fee .70

This instrument prepared by:

QUIT CLAIM DEED

148442

KNOW ALL MEN BY THESE PRESENTS: That, OHIO EDISON COMPANY, an Ohio Corporation, the GRANTOR, who claims title by or through instrument recorded in Volume 265, Pages 184 - 197 inclusive, in Erie County Record of Deeds, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations received to its full satisfaction of FRED W. WILLGRUBE, the GRANTEE, whose tax mailing address is Huron, Ohio, has given, granted, remised, released and forever quit-claimed, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto said Grantee, his heirs and assigns forever, all such right and title as the said Grantor has or ought to have in and to the following described premises:

Situated in the County of Erie, State of Ohio, and in the Township of Huron, and bounded and described as follows:

Situated in original lots numbers twenty-four (24) and twenty-five (25) in section number three (3) and original lot number thirty (30), in section number two (2), all in Huron Township, Erie County, Ohio, and being a strip of land sixteen and one-half (16.50) feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road and extending easterly from the east line of the land conveyed by The Toledo Edison Company to Andrew and Ethelyn Schenk, by Deed dated October 17, 1949, and recorded in Volume 212 of Deeds pages 476 and 477, Erie County, Ohio records, to the west line of the land conveyed by Rosemary E. Jenkins, Administratrix of the Estate of Lena E. O'Dell, deceased, to Melvin C. and Dorothy Reinhart, by deed recorded in Volume 269 of Deeds, Page 246, Erie County, Ohio records.

Being a part of the former right of way of The Lake Shore Electric Railway Company and as conveyed to The Sandusky & Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company by Frank and Emma Hockeimer and Christina Brown, by deeds recorded respectively in Volume 72 of Deeds, page 528, and Volume 75 of Deeds, page 227, Erie County, Ohio records.

The Grantee herein assumes and agrees to pay all taxes and assessments for the year 1956 and thereafter.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, said Corporation has hereunto set its hand and

corporate seal this 19th day of September, 1956.

Signed and acknowledged
in presence of:

OHIO EDISON COMPANY

Law Martin

By J. A. Strozier
Vice President

Eileen Adams

And L. I. Wells
Secretary



STATE OF OHIO)
COUNTY OF SUMMIT) ss.

Before me, a Notary Public in and for said County and State,
personally appeared the above named Ohio Edison Company by J. A. Strozier,
its Vice President, and L. I. Wells, its Secretary, who acknowledged that
they did sign the foregoing instrument and that the same is the free act and
deed of said corporation and the free act and deed of them personally and as
such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal
at Akron, Ohio, this 19th day of September A.D. 1956.

Ruth Adams
Notary Public
RUTH ADAMS, Notary Public
My Commission Expires May 1, 1957

This instrument prepared by
J. R. White
Attorney at Law

1148442

1956 OCT 22 AM 11 18

CARL A. SPEIR
RECORDER
ERIE COUNTY

Transferred OCT 22 1956
Carl A. Speir
Erie County Auditor
Fee 30 C.

+ + + + +
+ Recorded Oct. 24th, 1956 in Erie
+ County Deed Records.
+ Vol. 275 Page 73-74
+ Carl A. Speir, Recorder.
+ + + + +

1140 Rand

John
White
Att. Gen.

DEED OF CONVEYANCE

THE TOLEDO EDISON COMPANY, an Ohio corporation with its principal office at Toledo, Ohio, the Grantor, for good and valuable consideration, hereby gives, grants, assigns, transfers and conveys to OHIO EDISON COMPANY, an Ohio corporation with its principal office at Akron, Ohio, all the Grantor's right, title and interest in and to the lands, interests in lands, easements, permits, consents, licenses and rights-of-way as granted or conveyed in and by the instruments hereinafter listed.

Each of said instruments relates to lands located in the County of Erie, Ohio. Each was executed in favor of The Toledo Edison Company or its predecessors in title by the Grantor whose name is given, together with the date of conveyance, the Volume and Page of the Records of Erie County at which the same is recorded and a parcel number used for identification purposes by The Toledo Edison Company.

<u>Parcel No.</u>	<u>Grantor</u>	<u>Date of Instrument</u>	<u>Volume</u>	<u>Page</u>
<u>LORAIN TO CEYLON JUNCTION</u> <u>RIGHT-OF-WAY</u>				
2084	Otto, Jacob	10/11/1900	6	524
2085	Neiding, Henry	10/15/1900	72	585
2086	Rathbun, Harriet	1/18/01	72	584
1	Adams, Bert M.	11/17/48	208	421-2
2088	Hast, Adam W.	10/15/00	72	582
2	Wade, George G.	8/6/46	187	69
3	Wade, George G.	8/6/46	187	68
2091	Douglas, Cornelia	11/10/1900	72	579
4	Young, Belle M.	11/13/47	208	394-5
5	Horwedel, Mark	11/18/47	208	386-7
2093	Nan, H.	1/10/01	72	577
2094	Seiling, John	11/19/1900	72	576

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<u>Parcel No.</u>	<u>Grantor</u>	<u>Date of Instrument</u>	<u>Volume</u>	<u>Page</u>
571	Diehr, Catharine	12/7/06	96	352
572	Altvater, Wm.	10/12/06	96	351
573	Miller, August	10/16/06	97	126
575	Kuebeler, Carl W.	10/16/06	97	127-8
576	Rosen, Justina	10/12/06	96	354
576	Schoewe, Ezra (Guardian)	2/1/07	97	137-8
578	Gillard, Chas. E.	10/15/06	97	122-3
578	Gillard, Sylvia	10/15/06	96	348
578	Butler, Walter R. (Guardian)	2/19/07	97	138-9
578	Gillard, William B.	11/6/06	97	124-5
578	Gillard, Chas. E. (Guardian)	2/19/07	97	123-4
579	Neuscheler, William	10/8/06	97	121-2
580	Neuscheler, August	10/2/06	97	116-7
581	Ziemke, William	10/2/06	97	120-1
582	Wobser, Wilhelmina	10/3/06	97	117-8
583	Dreher, Eva	10/15/06	96	347
583	Gehri, Emma (Guardian)	2/19/07	97	115-6
583	Gehri, Emily Marie	10/17/06	97	114-5
584	Ransom, Kay J.	10/2/06	97	113-4
585	Ziemke, Bertha	4/15/07	157	338
585	Ziemke, Bertha (Guardian)	4/15/07	97	119
586	Krawetzki, John	10/2/06	97	112-3
587	Hertlein, Oscar A.	10/16/06	96	346
34	Sturzinger, Clisty & Edward	5/24/38	159	345
32	Schmidt, Gustave & Caroline	12/17/06	86	227

CEYLON JUNCTION TO HULLS CORNERS
RIGHT-OF-WAY

75	Faber, Fred A.	2/6/34	159	346
1	Pelton, Emeretta	7/20/50	234	98
76	Mulaney, George B.	2/16/34	159	348
77	Kob, Anton	2/16/34	159	347

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<u>Parcel No.</u>	<u>Grantor</u>	<u>Date of Instrument</u>	<u>Volume</u>	<u>Page</u>
2	Eckhoff, Wilbur	8/7/50	234	89
3	LaFavre, Martha M.	7/27/50	234	99
80	Graham, J. R.	9/22/97	1	210-1
81	Osborn, Myron D.	9/22/97	1	209-10
81	Osborn, Myron D.	4/22/03	72	593
83	Hinde, Edward G.	9/22/97	1	207-8
84	Troiike, Ferdinand	1/30/03	75	243
85	Faber, Joseph A.	3/7/34	159	349
4	New York Central RR.	2/28/44	176	563
5	Linker, Emma J.	10/30/47	203	47-48
87	Curtis, Ortugal	1/30/03	75	241
88	Hemminger, August	3/27/09	75	228
89	Bardshar, Martha V.	2/9/03	75	240
90	Bardshar, Allan	2/9/03	75	239
91	Jinks, Mary	4/30/34	159	350
6	Schenk, Andrew	11/3/49	234	96
92	Bonnett, Lizzie	5/1/34	159	352
2076	Huron Twp. Bd. of Education	3/4/97	1	219-20
92	Reifer, Peter	5/18/12	96	355
93	Isaac, Henry J.	8/10/14		
94	Esch, Winthrop Wright	12/19/12	98	294-5
95	Esch, Gertrude W.	12/23/12	98	288-9
96	Chapin, Anna M. Fries	9/26/12	97	145-6-7
97	Chapin, Anna M. Fries	9/26/12	97	144-5
98	Wright, Douglas A.	6/2/27	132	485
99	Klein, Anthony	8/6/17	105	238
100	Klein, August	9/5/17	154	199
101	Stein, Hattie M.	8/26/99	1	193-4
102	Coen, F. W.	5/21/12	154	198
103	Becker, J. P.	11/5/36	157	308
104	Becker, J. P.	5/21/12	108	574
6	Texas Distributing Co.	3/1/39	158	631

<u>Parcel No.</u>	<u>Grantor</u>	<u>Date of Instrument</u>	<u>Volume</u>	<u>Page</u>
105	Coen, F. W.	9/23/36	157	307
106	Becker, J. P.	5/21/12	105	237
107	Becker, J. P.	11/5/36	157	309
111	Becker, J. P.	3/3/41	189	548-9
113	Rimelspach, Harry	5/20/12	97	148
115	Breckenridge, Martha Meeker	3/20/03	72	169
115	Meeker, A. Wright	9/14/01	72	94-5
119	Mazzenga, Domencio	4/22/18	108	571
7	Lancio, Pat	10/11/50	234	90
121	Soule, Chas. W.	1/27/03	72	594
122	Breckenridge, Martha M.	8/24/99	1	196
122	Breckenridge, Martha M.	8/6/07	86	360
123	Meeker, Cynthia T.	8/26/99	1	194-5-6
8	Anderson, Anna H.	4/26/53	242	526
9	Anderson Acres Inc.	3/7/53	242	527
10	Brown, Kathryn M., Trustee	3/9/53	242	528
11	Brown M. Stanley	3/9/53	242	529
2079	Harkley, Thomas	9/24/1900	72	589
12	Garberson, George H.	11/21/47	208	406-7
13	Garberson, George H.	11/21/47	212	303
14	Oberlin College Bd. of Trustees	1/20/48	208	381-2-3
15	Clark, Herman	11/6/47	208	392
16	Clark, Herman	9/20/46	212	307-8
17	Aldrich, John C.	11/6/47	208	400-1
18	Aldrich, John C.	11/5/46	212	310
19	Aldrich, John C.	11/5/46	212	312
20	Kamm, Jacob O.	11/13/47	208	404-5
78	Wright, Maranda	8/1/1900	1	201-2
76	Wright, E. J.	11/18/97	1	199-200-1
76	Wright, E. J.	11/18/97	1	204-5
2068	Williamson, Elizabeth Berger	4/11/99	1	206-7
2069	Wagner, Michael	7/12/99	1	218-9

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<u>Parcel No.</u>	<u>Grantor</u>	<u>Date of Instrument</u>	<u>Volume</u>	<u>Page</u>
73	Peak, Chas.	3/9/03	72	170
74	Kerr, John	2/13/34	154	351
27	Rand, Fries	9/22/97	1	202
79	Klein, J.	11/26/98	1	198
431	Barth, Fred	12/14/98	1	220
22	Kallenbach, Martin	2/5/07	8	654

CEYLON JUNCTION TO WELLS CORNERS
RIGHT-OF-WAY

2066	Otto, Jacob	12/14/1900	6	523
1	Randt, Bessie T.	7/11/50	234	88
2	Henrichsen, Emil C.	4/11/49	234	91
69	Evans, Frank H.	2/20/03	72	172
3	Aldrich, Donald B.	4/24/49	234	102
4	Brod, Elmer P.	8/1/49	234	94
5	Naelitz, Benjamin	7/10/47	234	95
2060	Drier, Jay D.	3/18/01	72	485
2059	Peake, Amy	3/1/01	72	500
2058	Gillespie, J. H.	12/11/00	72	523
6	Lowry, Albert H.	6/12/54	256	55
7	Weaver, Milo J.	5/8/54	250	296
8	Weaver, Milo J.	5/8/54	250	297
9	Boswell, Ralph	2/9/47	234	84
10	Conklin, B. F.	6/14/50	234	103
11	Nottke, William H.	11/3/49	234	97
373	Austin, G. M.	5/7/01	75	248
67	Ayers, Samuel	12/7/15	147	410
2046	Ayers, Samuel	5/7/01	72	512
2045	Sweet, William W.	2/9/01	72	535
2044	Fowler, F. S.	2/11/01	72	537
2043	Andress, Newton	5/11/01	72	511
12	Judson, Ira H.	11/25/47	234	92-93
2039	Hamer, John W.	2/9/01	72	526
2037	Kaufman, Christ	2/9/01	72	527

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<u>Parcel No.</u>	<u>Grantor</u>	<u>Date of Instrument</u>	<u>Volume</u>	<u>Page</u>
73	Peak, Chas.	3/9/03	72	170
74	Kerr, John	2/13/34	154	351
27	Rand, Fries	9/22/97	1	202
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CEYLON JUNCTION TO WELLS CORNERS
RIGHT-OF-WAY

2066	Otto, Jacob	12/14/1900	6	523
1	Randt, Bessie T.	7/11/50	234	88
2	Henrichsen, Emil C.	4/11/49	234	91
69	Evans, Frank H.	2/20/03	72	172
3	Aldrich, Donald B.	4/24/49	234	102
4	Brod, Elmer P.	8/1/49	234	94
5	Naelitz, Benjamin	7/10/47	234	95
2060	Drier, Jay D.	3/18/01	72	485
2059	Peake, Amy	3/1/01	72	500
2058	Gillespie, J. H.	12/11/00	72	523
6	Lowry, Albert H.	6/12/54	256	55
7	Weaver, Milo J.	5/8/54	250	296
8	Weaver, Milo J.	5/8/54	250	297
9	Boswell, Ralph	2/9/47	234	84
10	Conklin, B. F.	6/14/50	234	103
11	Nottke, William H.	11/3/49	234	97
373	Austin, G. M.	5/7/01	75	248
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2044	Fowler, F. S.	2/11/01	72	537
2043	Andress, Newton	5/11/01	72	511
12	Judson, Ira H.	11/25/47	234	92-93
2039	Hamer, John W.	2/9/01	72	526
2037	Kaufman, Christ	2/9/01	72	527

name to be subscribed and its seal to be affixed hereto by J. E. Davis, its Vice President, and W. R. Moran, its Assistant Secretary, this 31st day of October, 1955.

Signed, sealed and acknowledged in the presence of:

Donald E. Nicholson

Geneva I. Leake

THE TOLEDO EDISON COMPANY

By J. K. Davis
J. K. Davis, Vice President

And W. R. Moran
W. R. Moran, Assistant Secretary

STATE OF OHIO
LUCAS COUNTY, ss:

Before me, a Notary Public in and for said County, personally appeared J. K. Davis, Vice President, and W. R. Moran, Assistant Secretary, of said The Toledo Edison Company, who acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they did sign and seal said instrument as Vice President and Assistant Secretary of said The Toledo Edison Company in behalf of said grantor corporation and by authority of its board of directors; and that said instrument is the voluntary act and deed of the said J. K. Davis and W. R. Moran as such officers and the voluntary act and deed of said grantor corporation for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 31st day of October, 1955.

Geneva I. Leake

Notary Public
GENEVA I. LEAKE

Notary Public, in and for Lucas County, Ohio
My Commission Expires Sept. 21, 1958

This instrument prepared by Paul M. Smart



-14-

142949

1955 OCT 31 PM 3 10

DEED OF CONVEYANCE

CARL A SPEIR
RECORDER

ERIE COUNTY OHIO

THE TOLEDO EDISON COMPANY,
Grantor

to

OHIO EDISON COMPANY,

Grantee

W. R. Moran

Carl A. Speir

Recorded Nov. 2nd, 1955 in Erie
County Deed Records.
Vol. 265 Pages 184-197 incl.
Carl A. Speir, Recorder.

Vol. 265

D E E D

Harry Rimelspach, Trustee

To

THE TOLEDO EDISON CO.

KNOW ALL MEN BY THESE PRESENTS, That Whereas, Harry Rimelspach, acting as Trustee for The Lake Shore Electric Railway Company, has procured conveyances of certain rights with respect to certain parcels of real estate formerly owned and occupied by The Lake Shore Electric Railway Company, from the persons who originally conveyed said parcels of real estate to The Lake Shore Electric Railway Company, or from their successors in interest, and

WHEREAS, all right, title and interest of The Lake Shore Electric Railway Company with respect to said parcels of real estate, and other property, have now been purchased by and conveyed to The Toledo Edison Company, an Ohio corporation.

NOW, THEREFORE, the said Harry Rimelspach, Trustee, (unmarried), does hereby, in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations, bargain, sell and quit-claim to the said The Toledo Edison Company, its successors and assigns forever, all right, title and interest acquired by him with respect to the parcels of real estate therein described by virtue of the following deeds of conveyance:

GRANTORS	DATE OF DEED
Mary Jinks and Ira Jinks	April..., 1934 (acknowledged April 30th, 1934)
Joseph A. Faber	March 7, 1934
Fred Faber and Cecelia Faber	February 6, 1934
Anton Kob and Mary Kob	February 16, 1934
George R. Mulaney and Mary F. Mulaney	February 16, 1934
Neal Everett	June 10, 1935
John Kerr	February 13, 1934
Lizzie Bonnett and D. A. Bonnett	, 1934 (acknowledged May 1, 1934)
Frank Hocksimer and Mary Hocksimer	April 27, 1934.

TO HAVE AND TO HOLD the same to the said Grantee, its successors and assigns forever, hereby covenanting that the title conveyed is clear, free and unencumbered by any act of the Grantor herein.

IN WITNESS WHEREOF, the said Harry Rimelspach, Trustee, has hereunto set his hand this 31st day of May, 1938.

Signed, acknowledged and delivered
in the presence of:

E. K. Hartzell

Harry Rimelspach

L. K. Burge

STATE OF OHIO,)
COUNTY OF ERIE,) SS:

BE IT REMEMBERED that on the 31st day of May in the year of our Lord one Thousand Nine Hundred Thirty-eight (1938), before me, the subscriber, a Notary Public within and for said County, personally came Harry Rimelspach, Trustee, the Grantor in the above conveyance, and acknowledged the signing thereof to be his voluntary act and deed for the purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year aforesaid.

(Notarial Seal)
My commission expires May 12, 1941.

Henry W. Rheinhardt,
Notary Public.

Received July 26th, 1938 at 1:38 P.M.

Recorded August 16th, 1938.

Carl A. Speir,
Recorder.

Fee for Record \$.75

QUIT - CLAIM DEED

Lizzie & D. A. Bonnett

To

Harry Rimelspach, Trustee

KNOW ALL MEN BY THESE PRESENTS, That we, Lizzie Bonnett and D. A. Bonnett, her husband (Lizzie Bonnett being the daughter and only heir of Christina Brown, deceased), the Grantors, for divers good causes and considerations thereunto moving, and especially for the sum of Twenty-five and no/100 Dollars (\$25.00) received to our full satisfaction of Harry Rimelspach, Trustee, the Grantee, have Given, Granted, Remised, Released and Forever Quit-Claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, his heirs and assigns forever, all such right and title as, the said grantor, have or ought to have in and to the following described piece or parcel of land, situated in the 2nd & 3d Sections of Huron Township, County of Erie, and State of Ohio:

Being a strip of land one rod wide abutting on the south side of the highway leading from Sandusky to Huron, said strip of land is part of a tract of thirty-six (36) acres owned by grantor in lots Numbers 30 in Section No. 2 and 24 and 25 in Section No. 3, being more definitely described as follows:

Bounded on the north by the south line of the highway; on the West by the West line of said 36 Acre tract; on the East by the West line of the school house lot; and on the south by a line parallel with and sixteen and one-half (16½) feet from the South line of said highway, being the entire length of frontage of grantor's land on said highway, containing fifty-one hundredths (51/100) of an acre; being the same premises conveyed by Christina Brown to The Lake Shore Electric Railway Company March 30, 1903, as shown by deed recorded in Volume 75, Page 227, Erie County, Ohio, Deed Records.

In the deed of March 30, 1903, above referred to, are the following words and figures: "In case said electric railway company shall fail to perform the aforesaid requirements or in case the land herein conveyed shall cease to be used for railroad purposes for a continuous period of two years, said land shall revert to said Christina Brown, her heirs or assigns"; the meaning and intention of this instrument is to discharge The Lake Shore Electric Railway Company, its successors and assigns and Harry Rimelspach, his heirs or assigns, from said provisions in regard to railway use and reversion and said provisions are hereby specifically cancelled out of said deed of March 30, 1903, and all claims thereunder are hereby released and quit-claimed to Harry Rimelspach, Trustee, his heirs or assigns.

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, his heirs and assigns, so that neither the said grantors, nor their heirs nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

And for valuable consideration I, D. A. Bonnett, husband of Lizzie Bonnett do hereby remise, release and forever quit-claim unto the said grantee, his heirs and assigns, all my right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF, we have hereunto set our hands, the day of, in the year of our Lord one thousand nine hundred and thirty-four.

Signed and acknowledged in
presence of

J. F. Angus

Lizzie Bonnett

Mrs. Amelia Bonnett

D. A. Bonnett

STATE OF OHIO,)
ERIE COUNTY,) SS:

Before me, a Justice of the Peace in and for said County and State, personally appeared the above named Lizzie Bonnett and D. A. Bonnett, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at this 1st day of May, A.D. 1934.

(.....)

Charles Court,
Justice of the Peace, Henrietta, O.

Received July 26th, 1938 at 1:38 P.M.

Recorded August 16th, 1938.

Fee for Record \$1.00

Carl A. Speir,

Recorder.

MH

Christina Brown No. 594 The Lake Shore Electric Railway Company

WARRANTY DEED.

Know all Men by these Presents, That Christina Brown, Widow,

of the County of Erie and State of Ohio in consideration of the sum of ten dollars and cents... have bargained and sold, and do hereby grant, bargain, sell and convey unto the said The Lake Shore Electric Railway Company, its successors and assigns forever, the following premises, situate in the County of Erie in the State of Ohio and in the 2nd and 3rd Sections of Township 1 North Range 1 East and bounded and described as follows:

Being a strip of land one rod wide abutting on the south side of the highway leading from Sandusky to Sharon. Said strip of land is part of a tract of 36 1/2 acres owned by grantor in lots numbers 30 in section No. 2, and 24 and 25 in section No. 3, being more definitely described as follows: Bounded on the north by the south line of the highway; on the west by the west line of said 36 1/2 acre tract; on the east by the west line of the school house No. 1; and on the south by a line parallel with and 16 1/2 feet from the south line of said highway, being the entire length of frontage of grantor's land on said highway containing 51 1/2 of an acre. As part consideration herefor, grantee shall maintain a 4 1/2 foot woven wire fence on the south side of the above mentioned parcel of land, except that part of fence in front of house which shall be a neat picket fence kept painted. Said grantee shall maintain available and safe crossing for teams where now located, and a like crossing for people in front of said house. In case said Electric Railway Company shall fail to perform the aforesaid requirements or in case the land herein conveyed shall cease to be used for railroad purposes for a continuous period of two years, said lands shall revert to said Christina Brown, her heirs or assigns.

To Have and to Hold said premises, with the appurtenances, unto the said The Lake Shore Electric Railway Company, its successors, heirs and assigns forever. And the said Christina Brown

for herself and her Executor, Administrator and Heirs do hereby covenant with the said The Lake Shore Electric Railway Company, its successors, heirs and assigns, that she is lawfully seized of the premises aforesaid, that the said premises are free and clear from all incumbrances whatsoever, and that she will forever warrant and defend the same, with the appurtenances, unto the said The Lake Shore Electric Railway Company, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

And be it further known, That

of the above named grantor, in consideration of One Dollar, to in hand paid, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quit-claim to said grantee, heirs and assigns, all right, title and interest in and to the above granted premises, either by way of dower or otherwise.

In Testimony Whereof, I the said Christina Brown

hereunto set my hand and seal this 24th day of March in the year of our Lord One Thousand Nine Hundred and three.

Signed, Sealed, Acknowledged, and Delivered in presence of

J. H. Long W. R. Brown

Christina Brown [SEAL] [SEAL] [SEAL] [SEAL]

THE STATE OF OHIO. } ss. Be it Remembered, That on this thirtieth day of March A. D. 1903, before me, Christina Brown, a Notary Public in and for said County, personally appeared the above named grantor, Christina Brown,

and acknowledged the signing and sealing of the within and foregoing conveyance to be her voluntary act and deed for the uses and purposes therein expressed, and that she is still satisfied therewith. In Testimony Whereof, I hereunto set my hand and affix my official seal, the day and year above written. J. H. Long Notary Public.

Received May 4, 1903, at 2:15 P.M. Recorded May 7, 1903. J. J. Tassie Recorder.

Francis and Emma Hockeimer.

No. 332

To The Sandusky & Interurban Electric Railway Company.

CONTRACT FOR RIGHT OF WAY

This agreement made this 27 day of January A. D. 1903 between
 Frank Hockeimer and Emma Hockeimer, his wife,
 Party of the First Part, and THE SANDUSKY & INTERURBAN ELECTRIC RAILWAY COMPANY, Party of the Second Part,
 Witnesseth: That said Frank Hockeimer and Emma Hockeimer Party of the
 First Part, in consideration of the benefits to be derived from the construction and operation of an Interurban Electric
 Railway between Sandusky and Lorain, and to facilitate such enterprise,

do for themselves their heirs and assigns hereby give and grant to the Second Party, The Sandusky & Interurban
 Electric Railway Company, its successors and assigns, the following described premises, to be used as a perpetual right of
 way for railroad purposes only, to-wit: Situated in the Township of Huron, County of Erie,
 and State of Ohio, and known as part of 10 ⁶⁰/₁₀₀ Acres owned by grantor in lots Numbers
 24 and 25, in Section No. 3, in said Township, and more definitely described
 as follows: Being a strip of land 16 ¹/₂ feet wide off of the north side of two
 and one half acres owned by grantor in said lot No. 25, said strip being
 bounded on the east and west by the east and west lines of said two
 and one half acres tract: on the north by the south line of the highway,
 and on the south by a line parallel with the south line of said highway
 and 16 ¹/₂ feet therefrom. Containing ²²/₁₀₀ of an acre

To have and to hold said premises for railroad purposes only, together with all rights and appurtenances thereunto
 belonging unto said, The Sandusky & Interurban Electric Railway Company, and its successors and assigns perpetually, so
 long as the same shall be used for railroad purposes. Provided that, in case the same shall cease to be used for railroad
 purposes for a continuous period of two years, said lands shall revert to said Frank Hockeimer, his
 heirs or assigns.

It is a further consideration herefor that said Electric Railway Company shall build and maintain a fence upon the
 south side of said strip of land, and shall furnish one suitable and safe crossings, with
 approaches thereto, and maintain the same, at the point as said where now located.

shall designate at the time said railroad is built As a further consideration herefor said Electric Railway
 Company shall maintain at least 4 tile drains across said strips at the
 places where now located and shall deepen said drains sufficiently to afford good outlet for the drains on grantors land when
 in case said Electric Railway Company, party of the Second Part, shall fail to construct and complete said proposed
 railway (as to one track thereof) over said premises, and have the same in operation on or before
 In case said Electric Railway Company or its successors
 date, or shall fail to perform the aforesaid requirements, after

then these presents shall be void.

In Witness Whereof, we have hereunto set our hands the day and year first above written.
 Signed and delivered in presence of

C. A. Judson
 H. R. Pruner

F. Hockeimer
 E. Hockeimer

State of Ohio, Erie County, ss. Before me, a Notary Public, in and for said County,
 came the within named F. Hockeimer

148443

Parcel No.

KNOW ALL MEN BY THESE PRESENTS:

That Fred W. Willgrube, single,

the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration received to his full satisfaction of OHIO EDISON COMPANY, an Ohio corporation, the Grantee, do hereby grant unto Grantee, its successors and assigns, an easement and right-of-way, with the rights and privileges hereinafter set forth, for lines for the transmission and distribution of electric current, including telephone and telegraph, upon, over, under, and across the following described premises:

Situated in the Township of Huron, County of Erie, and State of Ohio, being part of Lot 30, Section No. 2, and part of Lots 24 and 25, Section 3.

The right-of-way above referred to is described as follows:

Beginning on the west line of Boss Road, so-called, where the same intersects the southerly line of the Cleveland & Sandusky Road, so-called; thence N. 72° 35' W. along the southerly line of the Cleveland & Sandusky Road a distance of 447.69 feet to a point on the east property line of the Grantor herein and the west property line of lands of Melvin C. and Dorothy Reinhart, the true place of beginning; thence continuing N. 72° 35' W. along the southerly line of the Cleveland & Sandusky Road, a distance of approximately 1100 feet to a point, said point being on the Grantor's west property line and the east property line of lands of Andrew and Evelyn Schenk; thence southerly along the west line of Grantor and the east property line of Schenk, 16½ feet to a point; thence easterly, parallel with and 16½ feet from the southerly line of the Cleveland & Sandusky Road, a distance of approximately 1100 feet to a point on the Grantor's east property line and the westerly property line of Reinhart, as aforementioned; thence northerly along the easterly property line of the Grantor herein to the place of beginning.

The easement and rights herein granted shall include the right to erect, inspect, operate, replace, repair, patrol and permanently maintain upon, over, under and along the above described right-of-way across said premises all necessary structures, wires, cables and other usual fixtures and appurtenances used for or in connection with the transmission and distribution of electric current, including telephone and telegraph and the right of ingress and egress upon, over and across said premises for access to and from said right-of-way, and the right to trim, cut, remove or otherwise control at any and all times such trees, limbs, underbrush or other obstructions within or adjacent to said right-of-way as may interfere with or endanger said structures, wires or appurtenances, or their operation.

The Grantors reserve the right to use the ground between said structures and beneath said wires, provided that such use does not interfere with or obstruct the rights herein granted, and the Grantors agree that no building, obstruction or impediment of any kind shall be placed within said right-of-way or between said structures or beneath said wires without prior written approval of the Grantee.

The Grantee will repair or replace all fences, gates, lanes, driveways, drains and ditches damaged or destroyed by it on said premises or pay Grantors for all damage to fences, gates, lanes, driveways, drains, ditches, crops and stock on said premises caused by the construction or maintenance of said lines.

TO HAVE AND TO HOLD the said easement, rights and right-of-way and its appurtenances to said Grantee, and to its successors and assigns, forever, and the Grantors represent that they are the owners of the premises herein described and that the same are free and clear from all encumbrances, except.

and for valuable consideration the Grantors do each hereby remise, release and forever quit-claim unto Grantee, its successors and assigns, all their right and expectancy of dower in the above described right-of-way.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 2nd day of October, 1956. SIGNED IN THE PRESENCE OF:

John R. P.
W. J. Steffen
Fred W. Willgrube

STATE OF OHIO
COUNTY OF Erie

} SS: Before me, a NOTARY PUBLIC, in and for said County and State, personally appeared

Fred W. Willgrube, single,

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Sandusky Ohio 2nd this October 1956 day of

John R. P.
Notary Public

148443

Easement No. _____ Parcel No. _____
1956
EASEMENT OCT 22 AM 11 18
from CARL A. SPEIR
RECORDED
- ERIE COUNTY

OHIO EDISON COMPANY

to

+ + + + +
Recorded Oct. 24th, 1956 in
Erie Co. Deed Records.
Vol. 275 Page 75-76
Carl A. Speir, Recorder.
+ + + + +

Wm. J. Steffen 140 Fund
John R. P.
W. J. Steffen

EASEMENT FOR HIGHWAY PURPOSES

169204

KNOW ALL MEN BY THESE PRESENTS:

That I, Fred W. Willgrube, unmarried

, the grantor

for and in consideration of the sum of Twenty-One Thousand, Six Hundred, Ten and No/100

Dollars (\$ 21,610.00) and for other good and valuable considerations to me paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes in, upon and over the lands hereinafter described, including loss of direct access as hereinafter provided, situated in ERIE County, Ohio, MURON Township, Section 3 & 2, Town 6 N, Range 22 W, and bounded and described as follows:

PARCEL NO. 267-LA

Being a parcel of land lying on the LEFT AND RIGHT side of the centerline of a survey, made by the Department of Highways, and recorded in Book 74, Page 62-67 of the records of ERIE County and being located within the following described points in the boundary thereof:

BEGINNING AT A POINT IN THE SOUTHWESTERLY CORNER OF LANDS OF THE GRANTOR, THE SAME BEING 99.97 FEET RIGHT OF AND RADially TO STATION 1007 + 78.51 IN THE CENTERLINE OF SURVEY MADE BY THE DEPARTMENT OF HIGHWAYS; RUNNING THENCE NORTHERLY ALONG THE WESTERLY PROPERTY LINE TO A POINT 185 FEET LEFT OF AND RADially TO CENTERLINE STATION 1007 + 57.08; THENCE EASTERLY TO A POINT 175 FEET LEFT OF AND RADially TO CENTERLINE STATION 1012 + 00; THENCE EASTERLY TO A POINT IN THE EASTERLY LINE OF LANDS OF THE GRANTOR, SAID LINE ALSO BEING THE CENTERLINE OF BOSS ROAD, THE SAME BEING 170 FEET LEFT OF AND RADially TO CENTERLINE STATION 1022 + 77.97; THENCE SOUTHERLY ALONG SAID EASTERLY PROPERTY LINE TO A POINT 160 FEET RIGHT OF AND RADially TO CENTERLINE STATION 1023 + 46.07; THENCE WESTERLY TO A POINT 175 FEET RIGHT OF AND RADially TO CENTERLINE STATION 1020 + 00; THENCE WESTERLY TO A POINT 155 FEET RIGHT OF AND RADially TO CENTERLINE STATION 1014 + 00; THENCE WESTERLY TO A POINT IN THE SOUTHERLY LINE OF LANDS OF THE GRANTOR, THE SAME BEING 175 FEET RIGHT OF AND RADially TO CENTERLINE STATION 1009 + 17.85; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LANDS OF THE GRANTOR TO THE PLACE OF BEGINNING.

GRANTOR CLAIMS OWNERSHIP THROUGH INSTRUMENT RECORDED IN VOLUME 260, PAGE 363, OF THE ERIE COUNTY DEED RECORDS.

It is understood that the strip of land above described contains 11.67 acres, more or less, exclusive of the present road which occupies 0.16 acres, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

In consideration of the sum of Twenty-One, Thousand, Six Hundred, Ten Dollars (\$ 21,610.00), hereinbefore mentioned, I do hereby specifically waive and release any and all right or rights of direct access, or claims thereof, to the present highway improvement to be constructed, or to the ultimate highway improvement to be constructed in the future, as called for by the plans herein referred to, and the execution of this conveyance shall act automatically as a waiver to the State of Ohio in the elimination of any direct access to said highway either for present or future construction.

It is further understood and agreed that the consideration for Parcel No. 267-LA, in addition to the limitation of access as provided above, includes compensation for land taken and all damages accruing from the taking of said Parcel No. 267-LA.

Fred W. Willgrube
Frederic A. Shon

Fred W. Willgrube

THIS INSTRUMENT WAS PREPARED BY
OHIO DEPARTMENT OF HIGHWAYS -
H. W. MITTENDORF

Grantor

Easement for Highway Purposes

KNOW ALL MEN BY THESE PRESENTS:

That Fred W. Willgrube, unmarried

, the Grantor,

for and in consideration of the sum of One Hundred, Eighty and No/100--Dollars (\$ 180.00) and for other good and valuable considerations to him paid by the

State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described,

situated in Erie County, Ohio, Huron Township,Section 2, Town 6-N, Range 22-W,

and bounded and described as follows:

PARCEL No. 267-A

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book 14, Page 63-64 of the records of Erie County and being located within the following described points in the boundary thereof;

Beginning at a point in the centerline of Boss Road which is also the easterly line of lands of the grantors, where it is intersected by the northerly line of the right of way of U. S. Route 6 as established by the easement for highway purposes designated as Parcel No. 267-1A, said point being 170 feet left of and radially to Station 1022+77.97 in the centerline of survey made by the Department of Highways for U. S. Route 6; thence northerly along the centerline of Boss Road and property line to a point 270 feet left of and radially to centerline Station 1022+58.06; thence south-westerly to a point 220 feet left of and radially to centerline Station 1021+97.85; thence southerly to a point in the northerly line of the right of way of U. S. Route 6 aforesaid, said point being 167.42 feet left of and radially to centerline Station 1022+08.06; thence easterly along said right of way line to the place of beginning.

By Grantor claims ownership through instrument recorded in Volume 260, Page 363, of the Erie County Deed Records.

It is understood that the strip of land above described contains 0.08 acres, more or less, exclusive of the present road which occupies 0.04 acres, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

Easement for Highway Purposes

KNOW ALL MEN BY THESE PRESENTS:

That I. Fred W. Willgrube, unmarried

the Grantor,

for and in consideration of the sum of Two Hundred Ten and No/100Dollars (\$ 210.00) and for other good and valuable considerations to me paid by the

State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described,

situated in Erie County, Ohio, Huron Township,Section 2, Town 6-N, Range 22-W,

and bounded and described as follows:

PARCEL No. 267

Being a parcel of land lying on the right side of the centerline of a survey, made by the Department of Highways, and recorded in Book 14, Page 63-64, of the records of Erie County and being located within the following described points in the boundary thereof;

Beginning at the point of intersection of the easterly line of lands of the grantor with the southerly line of the right of way of U. S. Route 6 as established by the easement for highway purposes designated as Parcel No. 267-LA, said point being 160 feet right of and radially to Station 1023+46.07 in the centerline of survey made by the Department of Highways for U. S. Route 6; thence southerly along the easterly property line to a point 300 feet right of and radially to centerline Station 1023+76.17; thence in a southwesterly direction to a point in the easterly line of the right of way of Boss Road, said point being 427.03 feet right of and radially to centerline Station 1022+86.78; thence westerly to a point 405.86 feet right of and radially to centerline Station 1022+28.68; thence in a northeasterly direction to a point in the southerly line of the right of way of U.S. Route 6 aforesaid, said point being 161.33 feet right of and radially to centerline Station 1023+22.58; thence easterly along said right of way line to the place of beginning.

For.

Grantor claims ownership through instrument recorded in Volume 260, Page 363, of the Erie County Deed Records.

It is understood that the strip of land above described contains 0.21 acres, more or less, exclusive of the present road which occupies 0.23 acres, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid

hereby relinquish^{es} to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF I, Fred W. Willgrube

have hereunto set my hand, the 20th day of January, in the year of our Lord one thousand nine hundred and sixty.

Signed and sealed in presence of:

J. P. McCormick
Russell C. Shroy

X Fred W. Willgrube

THIS INSTRUMENT WAS PREPARED BY
OHIO DEPARTMENT OF HIGHWAYS -
R. W. MITTENDORF

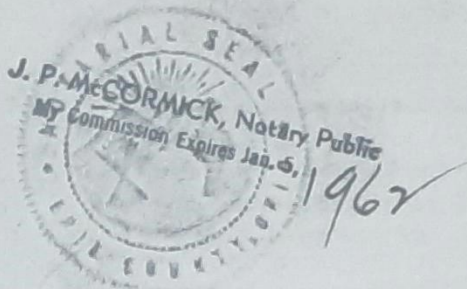
STATE OF OHIO,
Erie COUNTY } ss.:

Before me, a Notary Public in and for said County and State, personally appeared the above named Fred W. Willgrube who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Huron, Ohio

this 20th day of January, A. D. 1960

J. P. McCormick
Notary Public
My Commission expires Jan. 5th, 1962



STATE OF Ohio } ss:
Erie COUNTY.

Before me, a Notary Public, in and for said county, personally appeared the above named John S. & Elizabeth Schlessman, who acknowledged that they did sign the foregoing release of Mortgage of the part of the property as described in said release and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Sandusky, Ohio, this 2nd day of February, 1960.
Mabel H. Harth

Notary Public, Erie County, Ohio
 My Commission Expires 6-21-61

Received for Record Mar. 18-1960, at 1:38 P.M.
 Recorded March 21-1960
 Fee for Record \$8.00
 Carl A. Speer,
 Recorder.

STATE OF Ohio }
Cire COUNTY. } ss:

Before me, a Notary Public, in and for said county, personally appeared the above named John S. & Elizabeth Schlossman, who acknowledged that they did sign the foregoing release of mortgage of the part of the property as described in said release and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereto subscribed my name and affixed my official seal at Sandusky Ohio, this 2nd day of February, 1960.
Mahell H. Horth

Notary Public, Ohio
 My Commission Expires 6-21-61

Received for Record, Mar. 18-1960, at 1:38 P.M.
 Recorded March 21-1960
 Fee for Record \$8.00
 Carl A. Speer,
 Recorder.

Summary

Parcel Number 39-00054.000
Map Number 39166200021
Location Address CLEVELAND
Legal Acres 5.8800
Legal Description 22-6-3 24 NE PT & 25 E PT OF .22A ETC
(Note: Not to be used on legal documents.)
Neighborhood 44203-SAWMILL PKWY & RYE BEACH
Tax District 39-HURON TOWNSHIP - HURON CSD
School District HURON CSD
Homestead Reduction NO
Owner Occupancy Credit NO
Foreclosure NO
Land Use 400-COMMERCIAL - VACANT LAND
(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)

[Download Land Use descriptions](#)

Notes

Map Number: 011
Personal Property District: 22-0120

Owners

Owner Address	Tax Payer Address
POKORNY DONALD & ANN	POKORNY DONALD & ANN
711 MARINER VILLAGE	5665 GRACE WOODS DRIVE
HURON OH 44839	WILLOUGHBY OH 44094

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
P1-PRIMARY	5	0	0	0	100%	75000	\$375,000
S2-SECONDARY	0.3	0	0	0	100%	37500	\$11,250
RD-ROAD	0.58	0	0	0	100%	0	\$0
Total	5.8800						\$386,250

Appraised Value

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$386,250	\$386,250	\$386,250	\$386,250	\$386,250
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$0	\$0	\$0	\$0	\$0
Total Value (Appraised 100%)	\$386,250	\$386,250	\$386,250	\$386,250	\$386,250

Taxable Value (35% of Appraised Value)

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$135,190	\$135,190	\$135,190	\$135,190	\$135,190
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$0	\$0	\$0	\$0	\$0
Total Value (Assessed 35%)	\$135,190	\$135,190	\$135,190	\$135,190	\$135,190

Tax History

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Uncollectable	Half Year Due	Full Year Due
2022 Pay 2023	\$0.00	\$7,865.80	\$7,865.80		\$0.00	\$0.00
2021 Pay 2022	\$0.00	\$8,075.50	\$8,075.50		\$0.00	\$0.00
2020 Pay 2021	\$0.00	\$8,178.40	\$8,178.40		\$0.00	\$0.00

For tax bills and related information, please visit the Erie County Treasurer's website by [clicking here](#)

Payments

Payment Date	Amount Paid
6/22/2023	\$3,932.90
2/2/2023	\$3,932.90
7/1/2022	\$4,037.75

Payment Date	Amount Paid
2/10/2022	\$4,037.75
7/8/2021	\$4,089.20
2/8/2021	\$4,089.20
7/10/2020	\$0.00
7/10/2020	\$4,206.11
2/13/2020	\$4,206.11
7/11/2019	\$4,244.72
2/15/2019	\$4,244.72
7/12/2018	\$4,306.72
2/13/2018	\$4,306.72
7/12/2017	\$4,270.45
2/8/2017	\$4,270.45
7/7/2016	\$4,233.14
2/12/2016	\$4,233.14

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
2/22/2005	\$524,875	SCHOEN ROBERT	POKORNY DONALD & ANN	1
1/1/1950	\$0	UNKNOWN	SCHOEN ROBERT	0

Recent Sales In Area

Sale date range:

From: 10/ 13/ 2020

To: 10/ 13/ 2023

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Historical Grand List

[Browse all Erie County Historical Grand List Documents](#)

39-00054.000 (PDF)

Map



Property Card

Property Card

No data available for the following modules: Dwellings, Buildings, Additions, Improvements, Ag Soil, Special Assessments, Photos, Sketches.

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